



## INDUSTRIAL PROPERTY FOR SALE OR LEASE

### PROPERTY OVERVIEW

**SALE PRICE** | \$2,750,000

**LEASE PRICE** | \$10 PER SF NNN

**SQUARE FEET** | 27,546 +/- SF

**ACREAGE** | 22.68 +/- DEEDED ACRES

**AVAILABLE** | IMMEDIATELY

**ZONING** | THOROUGHFARE BUSINESS  
DISTRICT & HEAVY  
INDUSTRIAL DISTRICT

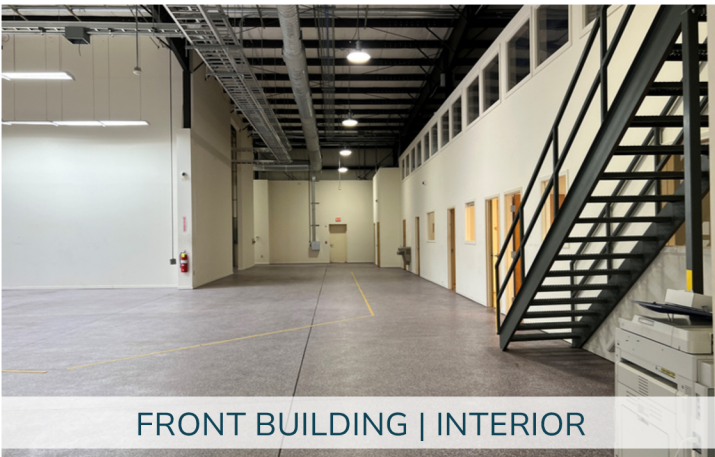
Prime single-tenant industrial property available for sale or lease on NC Hwy 24-27 in northwestern Moore County, conveniently located near NC Hwy 705. Ideal for warehousing and distribution. The property features a front building of approx. 20,000 +/- SF, which includes 11,200 +/- SF of office/showroom space and 8,800 +/- SF of warehouse space. Additionally, the front building boasts a mezzanine, two loading docks, and a drive-in door. There is also a rear building with approx. 7,546 +/- SF. The main portion of the property is surrounded by a security fence and includes an additional secured parking lot, offering ample space and security for your business operations.

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**PHOTOS**



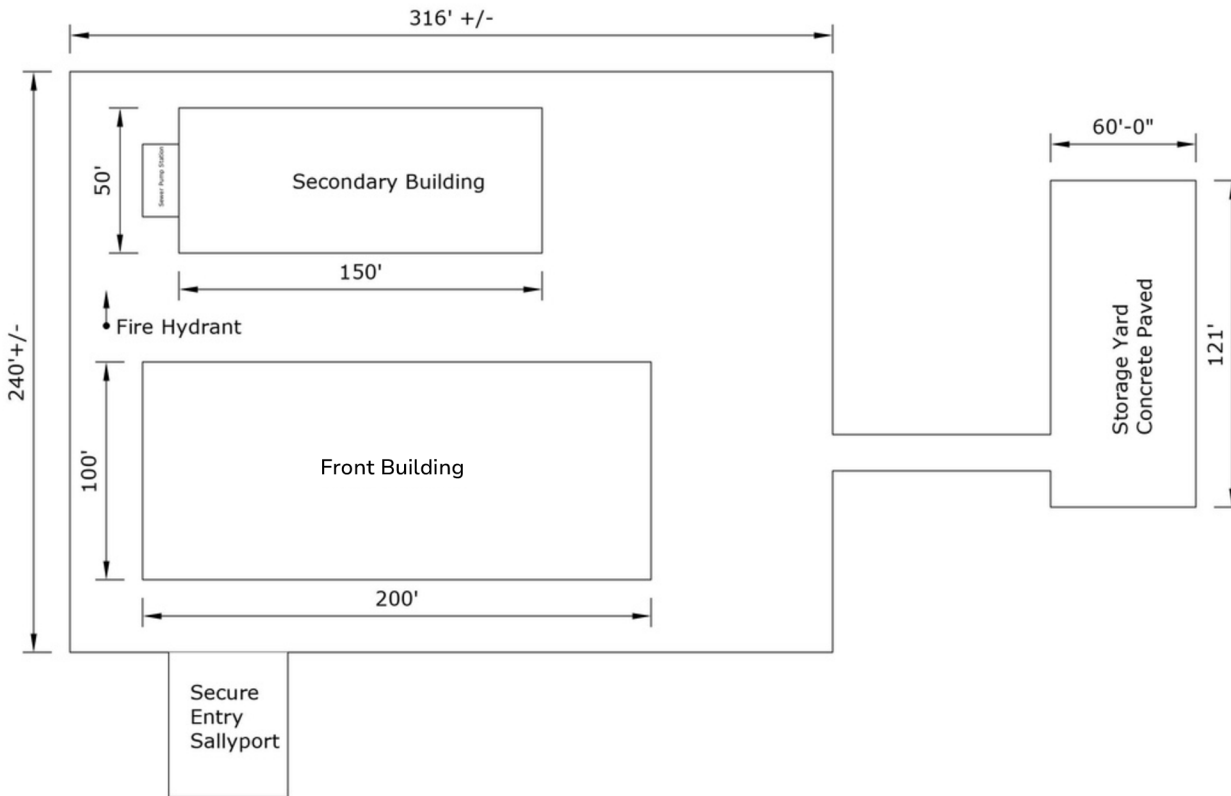
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## SITE SKETCH



Schematic Site Sketch  
NOT TO SCALE  
DIMENSIONS ARE APPROXIMATE

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**US Hwy 24-27**

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NOTE: Site Sketch is for illustrative purposes only.  
Actual dimensions & details may vary. Not to scale.

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LOCATION MAP



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