



## INDUSTRIAL BUILDING FOR LEASE

### LEASE OVERVIEW

LEASE PRICE | \$6 PER SF

LEASE TYPE | NNN

SQUARE FEET | 1,498 +/- SF OFFICES  
38,204 +/- SF WAREHOUSE

PARCEL ID | 96000013

ZONING | HI – HEAVY INDUSTRIAL

Prime industrial property available for lease in Aberdeen, boasting a strategic location with access to US 1, 15/501, 211, and Hwy 5. The property features 39,702 +/- SF and includes multiple offices, three restrooms, a break room, a conference room, five loading docks, one forklift entrance, and a large warehouse or production floor with approx. 38,204 +/- SF. The building has a security system and a 100% dry sprinkler system.

**HOLLY BELL**  
NC BROKER  
C: 910.690.1065  
HOLLY@CSGNC.COM

**CAROLINA SUMMIT GROUP**  
235 E Pennsylvania Ave.  
Southern Pines, NC 28387  
910.684.5353  
carolinasummitgroup.com

**GEORGE MANLEY**  
NC BROKER  
C: 910.603.8395  
GEORGE@CSGNC.COM

## PROPERTY INFO

PROPERTY TYPE | MANUFACTURING / WAREHOUSE

SQUARE FEET | MANUFACTURING/WAREHOUSE | 38,204 +/- SF  
OFFICES | 1,498 +/- SF

POWER | 120V/240V

COLUMN SPACING | 20 FEET X 35 FEET

CEILING HEIGHT | PRODUCTION FLOOR - 25 FEET

EAVES | 14 FEET

RESTROOMS | 3 WITH SHOWER

LOADING DOCKS | 5 TOTAL | DIMENSIONS (2) - 12 FEET & (3) - 8 FEET

DRIVE-THRU DOORS | 1

OFFICE HEATING & COOLING | TWO ELECTRIC HVAC UNITS

SPRINKLER SYSTEM | 100% DRY

LIGHTING | FLUORESCENT

ROOF | STEEL

FRAME | STEEL

SERVICE PROVIDERS | ELECTRIC - DUKE ENERGY  
WATER - TOWN OF ABERDEEN

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**PHOTOS**



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**AERIAL VIEW**

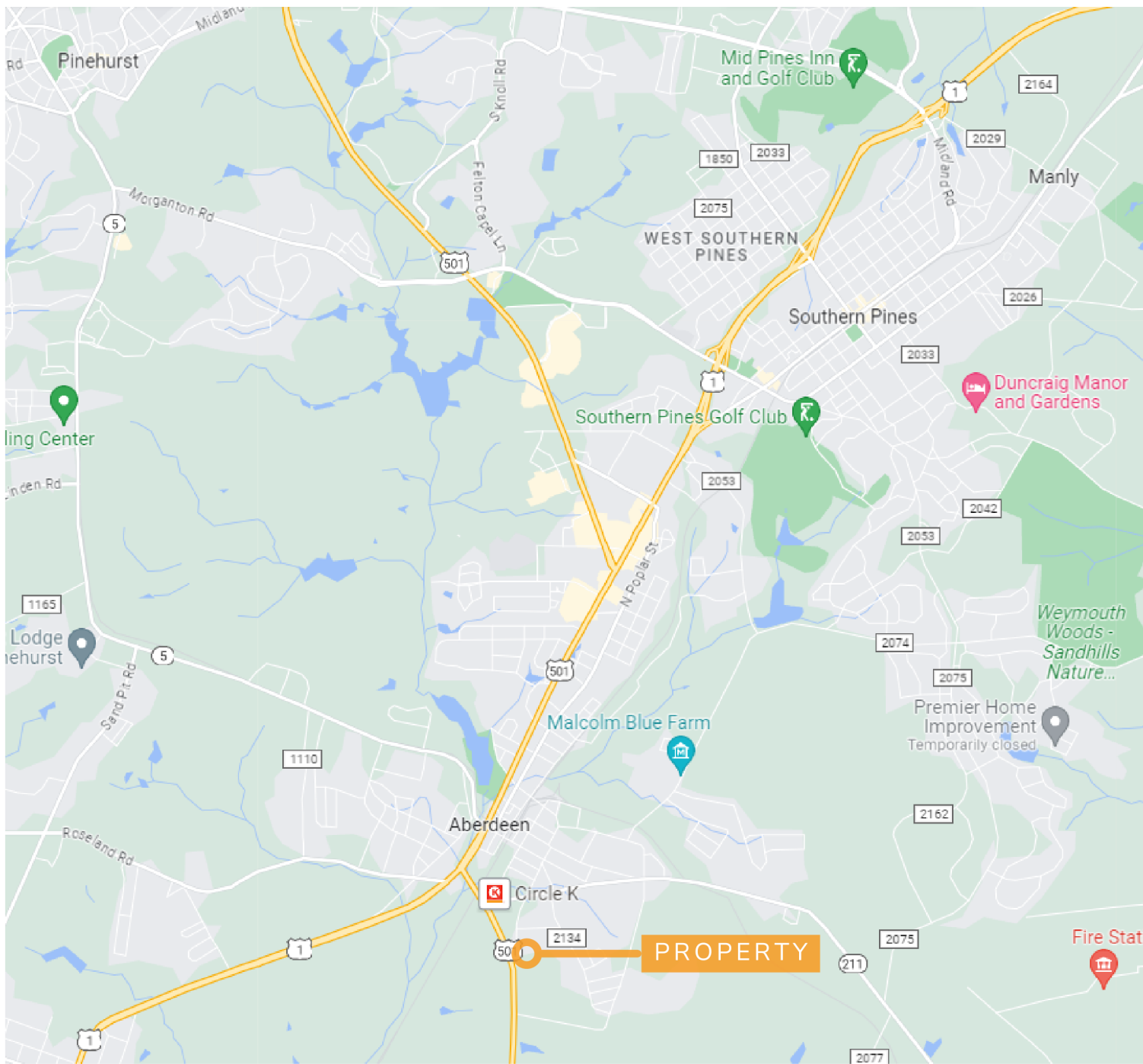


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**LOCATION MAP**



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