

340 Highway 67

EAST BEND, NC 27018

±4,155 - 49,605 SF INDUSTRIAL/FLEX SPACE AVAILABLE

FOR LEASE



Located in East Bend, this industrial manufacturing building offers a variety of lease options. Up to ±49,605 SF of warehouse/manufacturing space and ±15,000 SF of executive office and showroom space is available for lease. Zoned Industrial District, the building is situated on ±5.56 acres with ample parking. The space is sprinklered, with 3-phase power, 9 dock doors, a fenced rear yard, and fully furnished executive offices. Available for lease in part or in whole.

LEARN MORE ABOUT THIS PROPERTY



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340 Highway 67

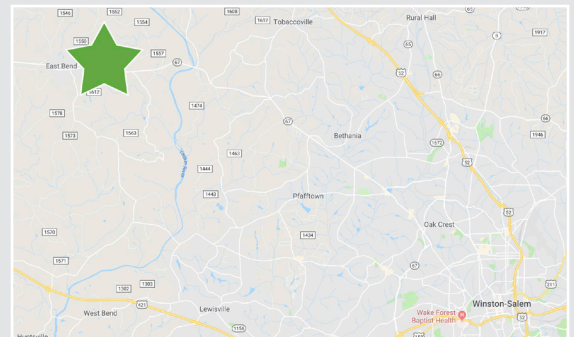
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FOR LEASE



- Located in East Bend, this industrial manufacturing building offers a variety of lease options
- ±15,000 SF of executive office/showroom space
- ±4,155 - 49,605 SF of warehouse/manufacturing space
- Zoned Industrial District, property sits on ±5.56 acres
- **Warehouse Lease Rate: \$2.50 - \$3.00, Modified Gross**
- **Office Lease Rate: \$4.00 - \$8.00, Modified Gross**



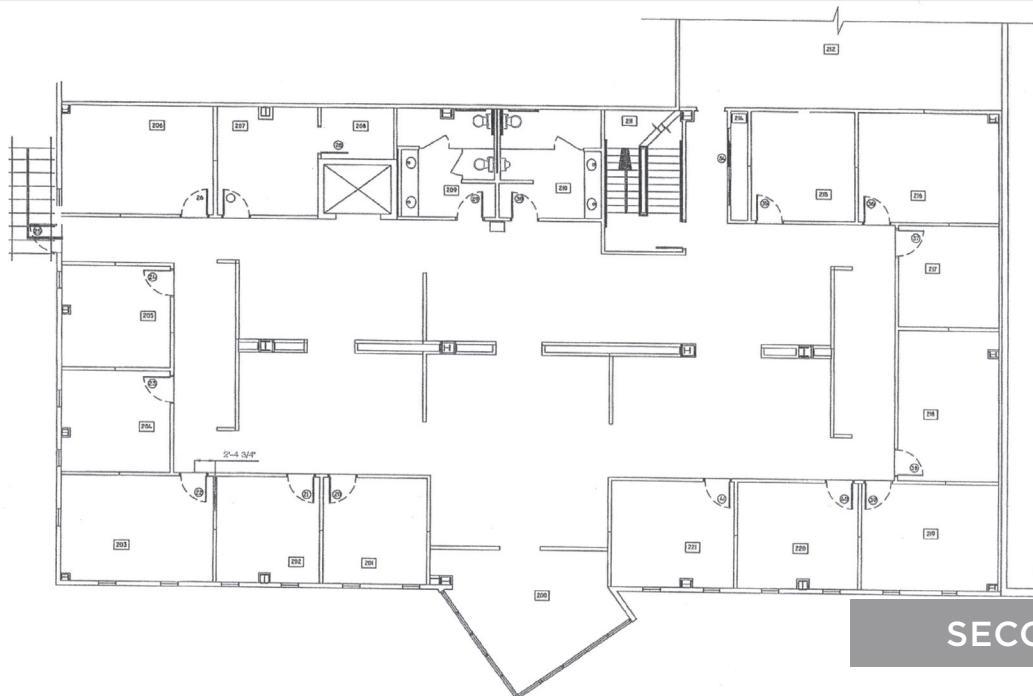
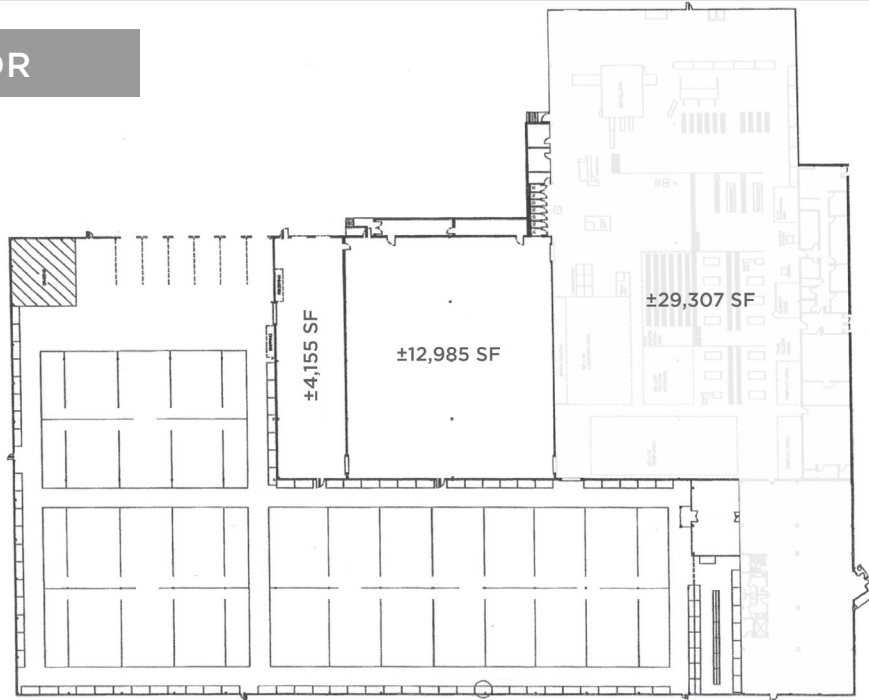
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FIRST FLOOR



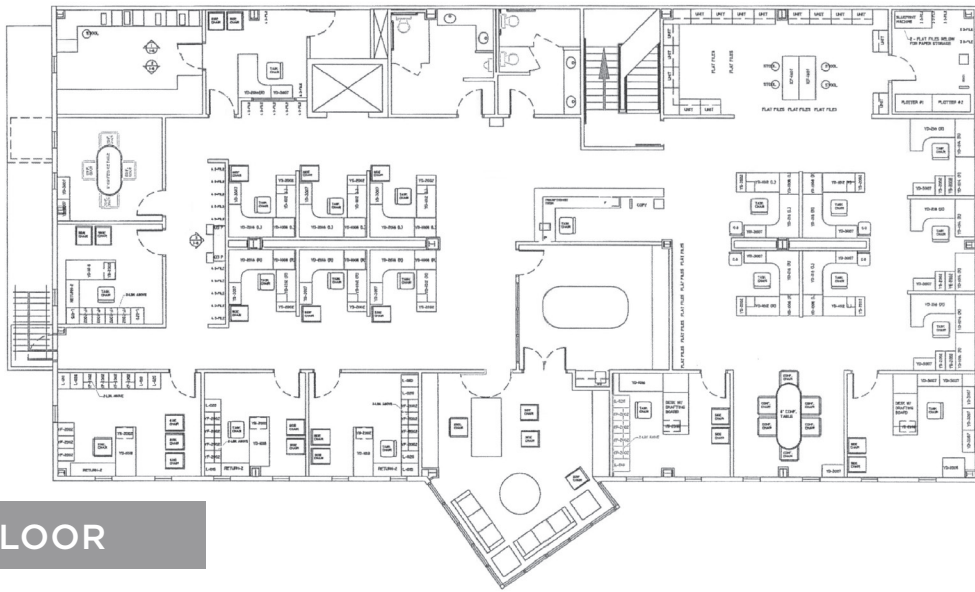
SECOND FLOOR

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FOR LEASE



THIRD FLOOR

PROPERTY DETAILS

Property Type	Industrial	Year Built	1989	Acres ±	5.56	Roof Type	Metal
Property Subtype	Manufacturing	Year Renovated	1999	Docks ±	9	Building Exterior	Block, Brick
Warehouse SF ±	4,155 - 49,605	Floors ±	3	Dock Height	10.00'	Parking Ratio	1.08/1,000sf
Office SF ±	15,000	Elevator	1	Clear Height	20.50'		

UTILITIES

Electrical	3 Phase Power	Water/Sewer	Public	Heat	Unit Heaters (Warehouse)	Air	Central (Offices)
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TAX INFORMATION

Zoning	I-1	Tax Block		Tax Map		Tax PIN	595020804510
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PRICING & TERMS

Warehouse Lease Rate	\$2.50 - \$3.00	Office Lease Rate	\$4.00 - \$8.00	Lease Type	Modified Gross		
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The information contained herein has been taken from sources deemed to be reliable. Linville Team Partners makes no representation or warranties, expressed or implied, as to the accuracy of this information. All information in this document is subject to verification prior to purchase or lease.

TO LEARN MORE ABOUT THIS PROPERTY, CONTACT:

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