

340 HIGHWAY 67

FOR LEASE | EAST BEND, NC 27018

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COMMERCIAL REAL ESTATE

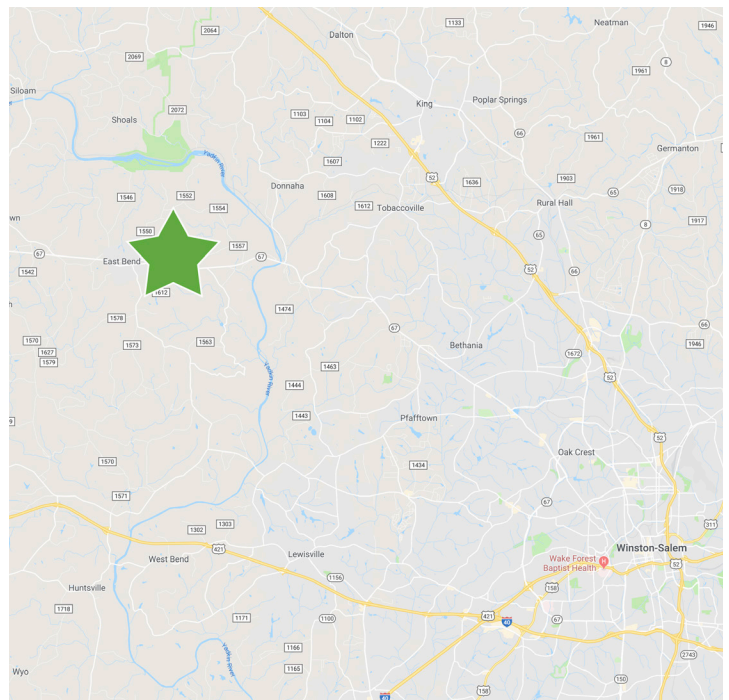


PROPERTY HIGHLIGHTS

PROPERTY TYPE	Industrial
AVAILABLE SF ±	4,155 - 49,605
LEASE RATE	Varies

DESCRIPTION

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.



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KEY FEATURES

- 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



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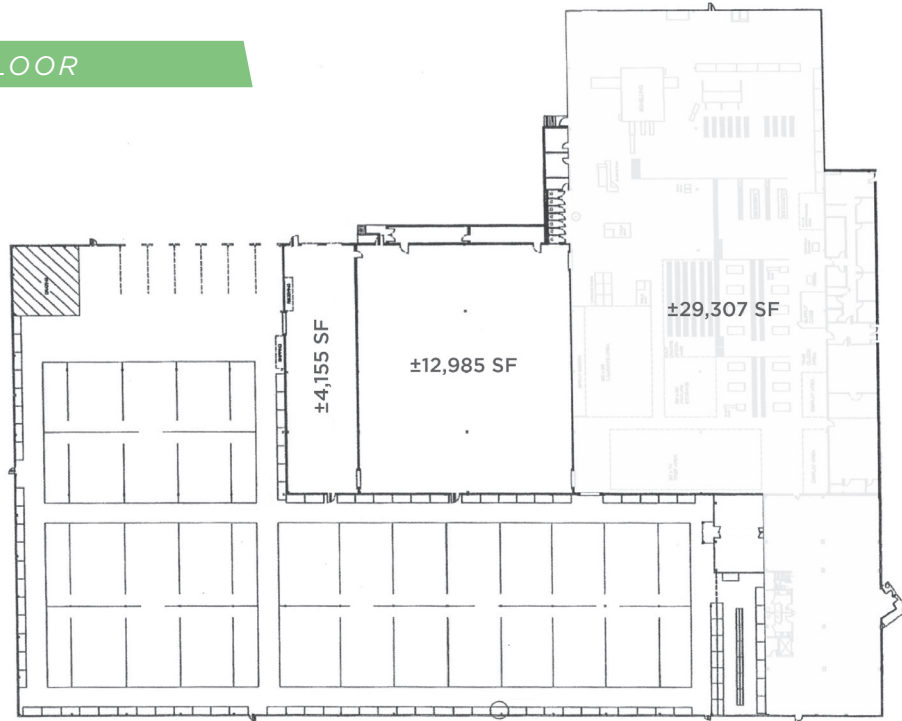
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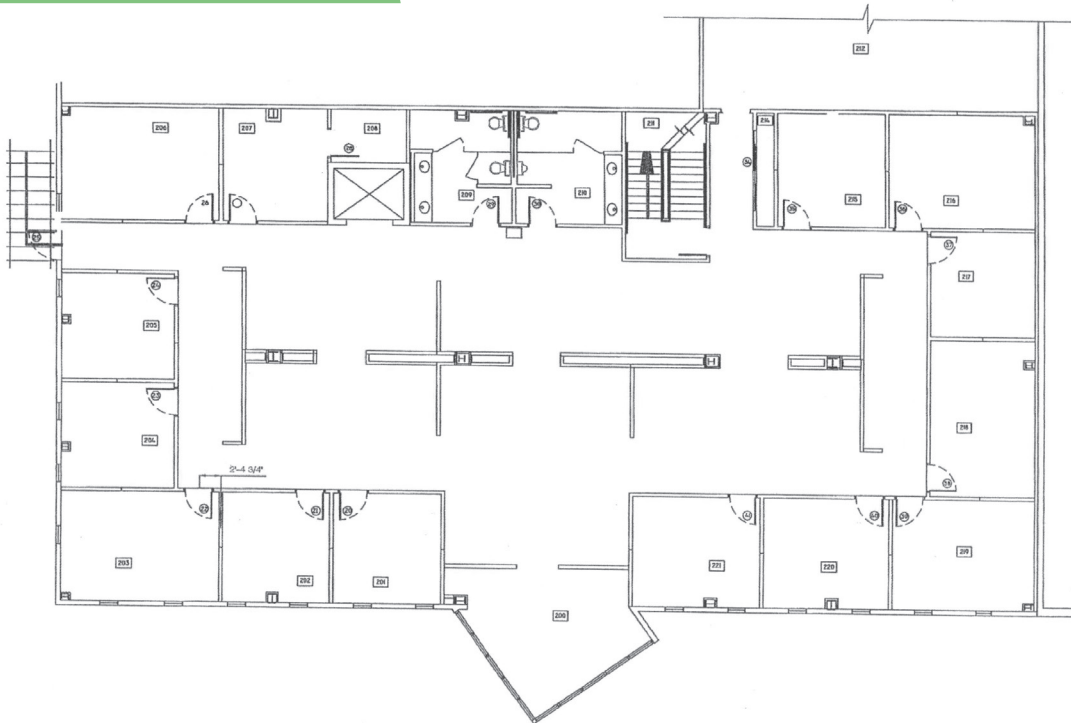
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FIRST FLOOR



SECOND FLOOR



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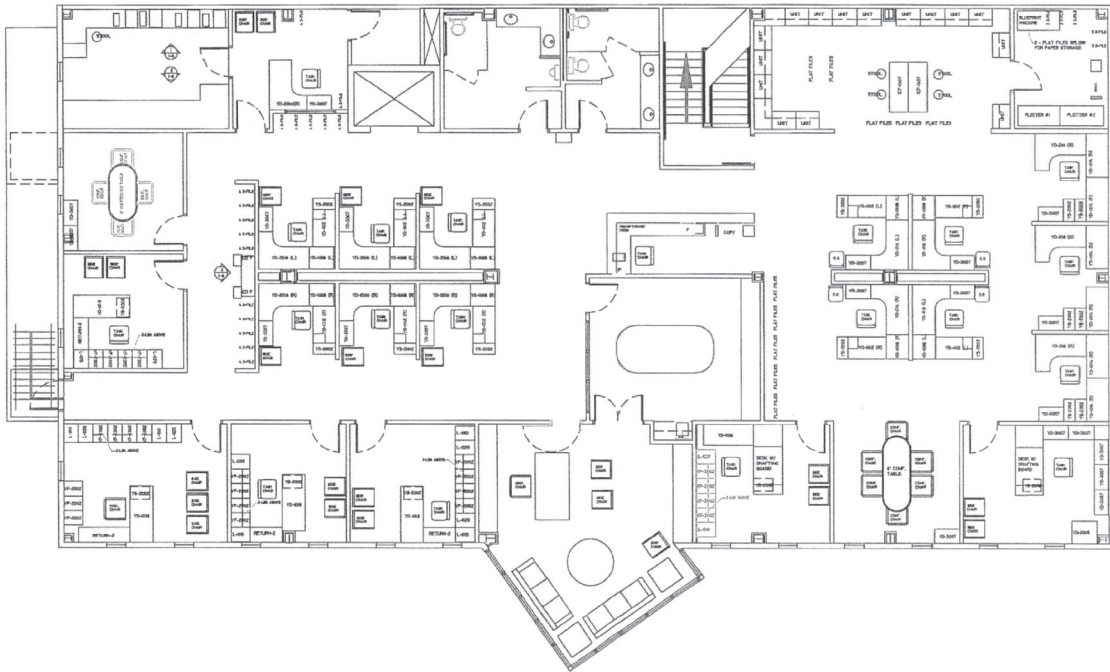
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THIRD FLOOR



PROPERTY INFORMATION

PROPERTY TYPE	Industrial	PROPERTY SUBTYPE	Manufacturing
WAREHOUSE SF ±	4,155 - 49,605	ACRES ±	5.56
OFFICE SF ±	15,000	FLOORS	3
YEAR BUILT	1989	ELEVATOR	1
YEAR RENOVATED	1999	PARKING RATIO	1.08/1,000sf
DOCKS	9	DOCK HEIGHT	10.00'
ROOF TYPE	Metal	CLEAR HEIGHT	20.50'
BUILDING EXTERIOR	Block, Brick	ZONING	I-1

PRICING & TERMS

WAREHOUSE LEASE RATE	\$3.00 - \$4.50psf	OFFICE LEASE RATE	\$4.00 - \$8.00 psf
LEASE TYPE	Modified Gross		

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