STUMP

FORMER JELD-WEN | LEASE ONLY

LEASE RATE $4.50/SF NET3

Opportunity

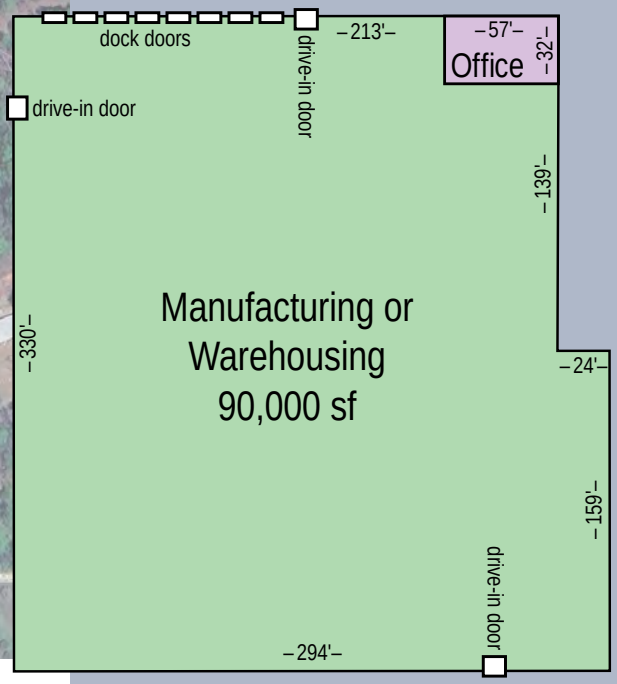
- Heavy manufacturng high ceilings and wide bays make this ideal for large manufacturing or warehousing operations.
- Large lot for additional industrial outside storage - IOS lay-down yard.
- Duke Energy 44KVA dedicated substation.
- Norfolk Southern Railroad Line adjacent.
- No flooding from Hurrican Helene.

100 Henry McCall Rd
Marion, NC
(McDowell County)

Robert J. Dunn | 828-443-5954 cell | rjdunn@stumpnet.com
Randy Stump | 704-589-5529 cell | randy@stumpnet.com
John Stump | 704-231-3110 cell | john@stumpnet.com

The Stump Corporation | office 704-332-3535
831 East Morehead Street, Suite 440 | Charlotte, NC 28202

100 Henry McCall Rd
Marion, NC



Highlights:

Building Size	90,000
Acreage	21.73
Office Space	3,000
Ceiling Height	28' Center, 24' Eave
Truck Doors	8 Dock High; 2 Drive-in
Dimensions	270' x 333'
Bay Spacing	90' x 28'
Parking	50 Paved
Zoning	Industrial
Date Available	Immediately
Last Use	Door Mfg.
Selling Price	Negotiable
Lease Rate	$4.50/SF Net3
Age	1990

Condition	Good
Walls	Insulated metal panel on masonry low wall
Floors	Concrete
Roof	Metal
Water	Well
Sewer	Septic
Electric	Duke Energy 2,000 Amps 480/277V 3p4w
Gas	Frontier
Heat	Gas
Sprinkler	100%
Lighting	LEDs /motion sensors
A/C	Office

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