

FORMER FILSPEC PLANT | SALE/LEASE



ASKING PRICE \$4,000,000

## Opportunity

- 180,000 Square foot building
- 20 acres
- For sale or lease
- 1 Mile off 4-lane Hwy. 74
- Recently renovated offices
- Richmond County Tax parcel # 747703042752

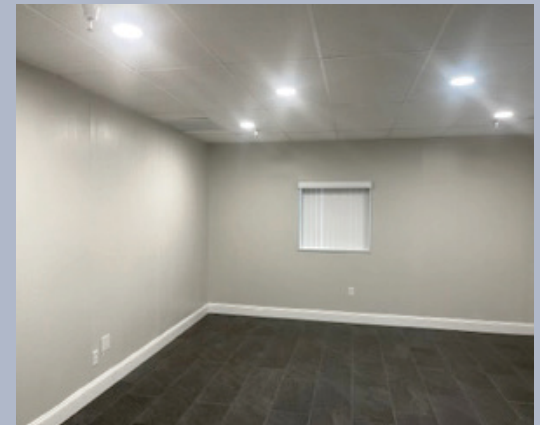
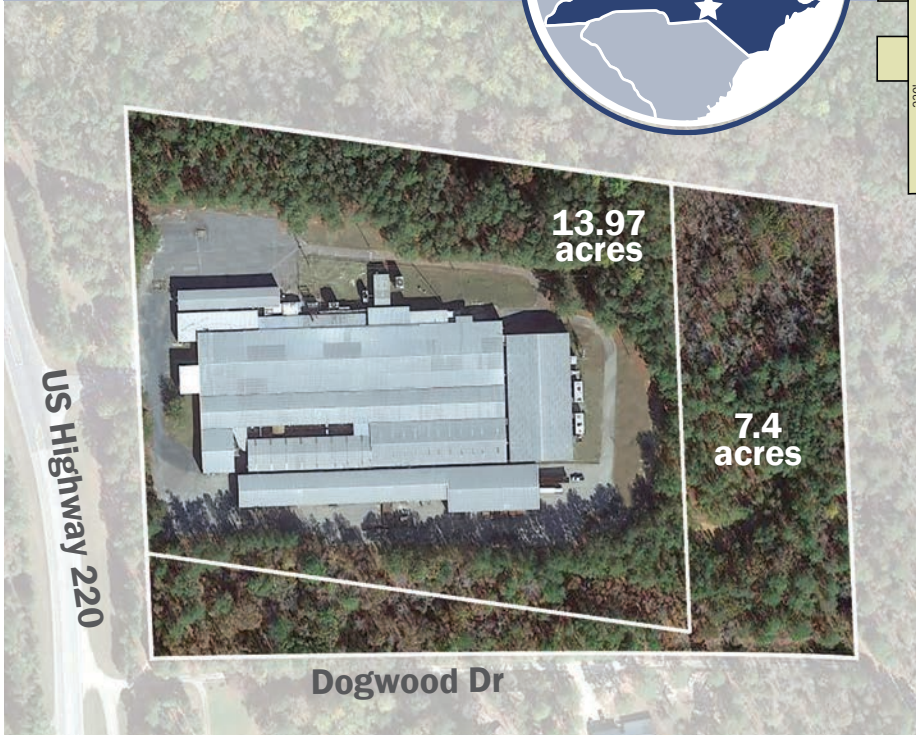
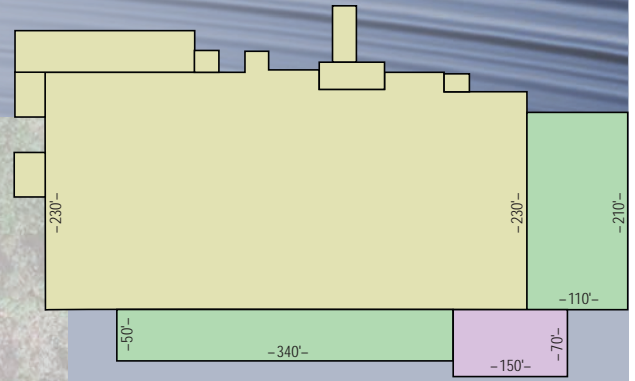
1748 N. US Highway 220  
Ellerbe, NC  
(Richmond County)



The Stump Corporation | office 704-332-3535  
1300 Baxter Street, Suite 365 | Charlotte, NC 28204

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## Highlights:

<b>BUILDING SIZE</b>	180,000	<b>AGE</b>	1960's to 1980's
<b>ACREAGE</b>	20	<b>CONDITION</b>	Very Good
<b>OFFICE SPACE</b>	2,500	<b>WALLS</b>	Pre-engineered metal and brick
<b>CEILING HEIGHT</b>	12' to 16'	<b>FLOORS</b>	Concrete
<b>TRUCK DOORS</b>	7 dock high	<b>ROOF</b>	Pre-engineered metal
<b>DIMENSIONS</b>	Varied	<b>WATER</b>	Municipal
<b>BAY SPACING</b>	Varied	<b>SEWER</b>	Municipal
<b>PARKING</b>	100 Paved spaces	<b>ELECTRIC</b>	Duke Energy
<b>ZONING</b>	Industrial	<b>GAS</b>	Propane
<b>DATE AVAILABLE</b>	Immediately	<b>HEAT</b>	Electric
<b>LAST USE</b>	Yarn spinning	<b>SPRINKLER</b>	100% wet
<b>ASKING PRICE</b>	\$4,000,000	<b>LIGHTING</b>	Fluorescent
<b>LEASE RATE</b>	\$3.00 psf NN	<b>A/C</b>	Office

# STUMP

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All information furnished regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, leasing or other conditions, prior sale, prior lease or withdrawal without notice. All square footage (SF) and acreage amounts are estimates subject to verification. No liability of any kind is to be imposed on the Broker herein.