



## INDUSTRIAL PROPERTY FOR SALE OR LEASE

### PROPERTY OVERVIEW

**SALE PRICE | \$1,500,000**

**LEASE PRICE | \$6 NNN**

**PIN | PORTION OF 584780001002**

**ACREAGE | 3.1 +/- ACRES**

**SQUARE  
FEET**

- FRONT WAREHOUSE  
15,000 +/- SF
- REAR WAREHOUSE  
5,000 +/- PER SECTION
- OFFICE 4,800 +/- SF

**ZONING | RA-20**

Great industrial property available for sale or lease on Highway 15/501 in Hoke County, only 5 miles from downtown Aberdeen, US-1 & Camp Mackall. Property encompasses 3.1 +/- acres with buildings that total approximately 34,800 +/- SF. Front warehouse is available to lease at 15,000 +/- SF. Rear warehouse has two (2) 5,000 +/- SF spaces available to lease. One (1) 5,000 SF is already leased. Sections can be leased separately or together. Property was previously the location of Southeastern Tool and Die and includes the original office of 4,800 +/- SF. Ideal for storage and distribution. Tenant will need to do all upfit including utilities, electrical, HVAC, etc.

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**PROPERTY LAYOUT**



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**PHOTOS | FRONT WAREHOUSE**



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**PHOTOS | REAR WAREHOUSE**

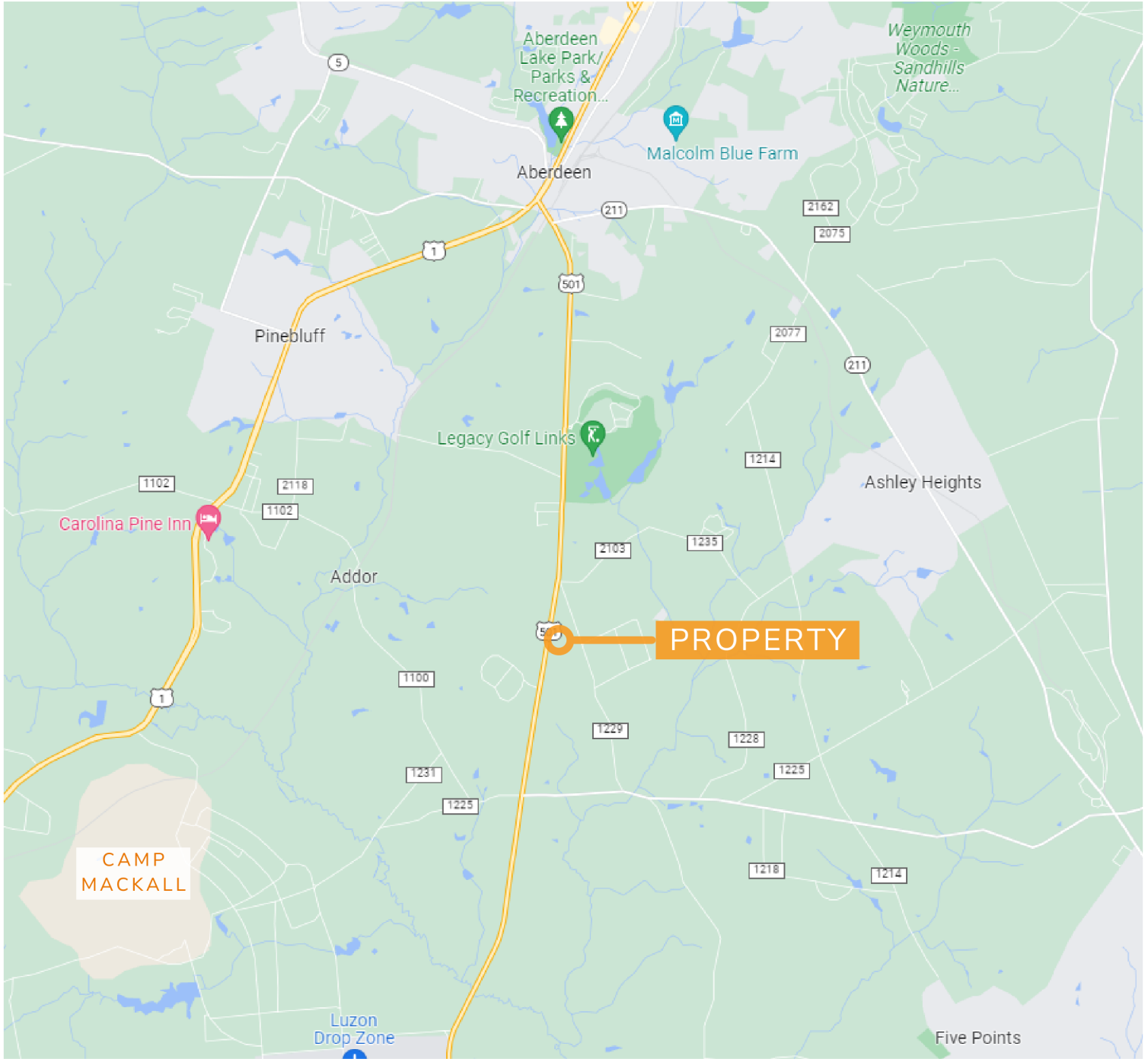


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**LOCATION MAP**



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