

## Property Highlights

This standalone industrial building is available for lease in Cherryville, NC. Built in 1963 this building has a total of  $\pm$ -65,000 SF that sits on  $\pm$ -9.69 AC. The building has 5 private offices, a dock platform for 2 trailers, 4 dock high doors, and 1 drive in door.

Address 254 Tot Dellinger Rd, Cherryville, NC 28021

Availability Available for Lease

Asset Class Industrial

Square Footage +/- 65,000 SF

Acreage +/- 9.69 AC

Office (5) Private Offices

Zoning Zoned Industrial

Parcel 158944

Year Built 1963

Power Transformer Pad with 500 KVA on Site

**Sprinklers** Wet

Clear Height  $14' \times 23' 9''$ 

Column Spacing

Low Bay Area 24' x 24'
High Bay Area 25' x 50'

(2) 9' x 10' Dock High Doors with Dock Shelters

(2) 10' x 10' Dock High Doors 8' x 10' Drive In

Dock Platform for 2 Trailers

Lease Rate \$4.25/PSF NNN

Doors





## Demographics



**9,417** Population - 3 mile **17,248** Population - 5 mile



**\$65,338** Average Household Income - 3 mile **\$68,081** Average Household Income - 5 mile



**3,850** Households - 3 mile **6,977** Households - 5 miles



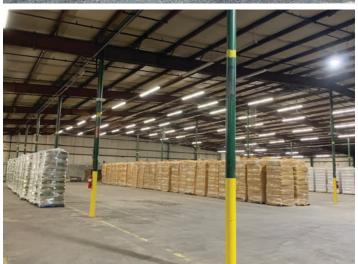
**2,921** Employees - 3 mile **3,975** Employees - 5 mile



















Property Photos

