

INDUSTRIAL BUILDINGS FOR SALE

8656/8658 HUFFMAN AVENUE CONNELLY SPRINGS, NC 28612



COMMERCIAL  FIRST

AERIAL



DETAILS

SPECIFICATIONS

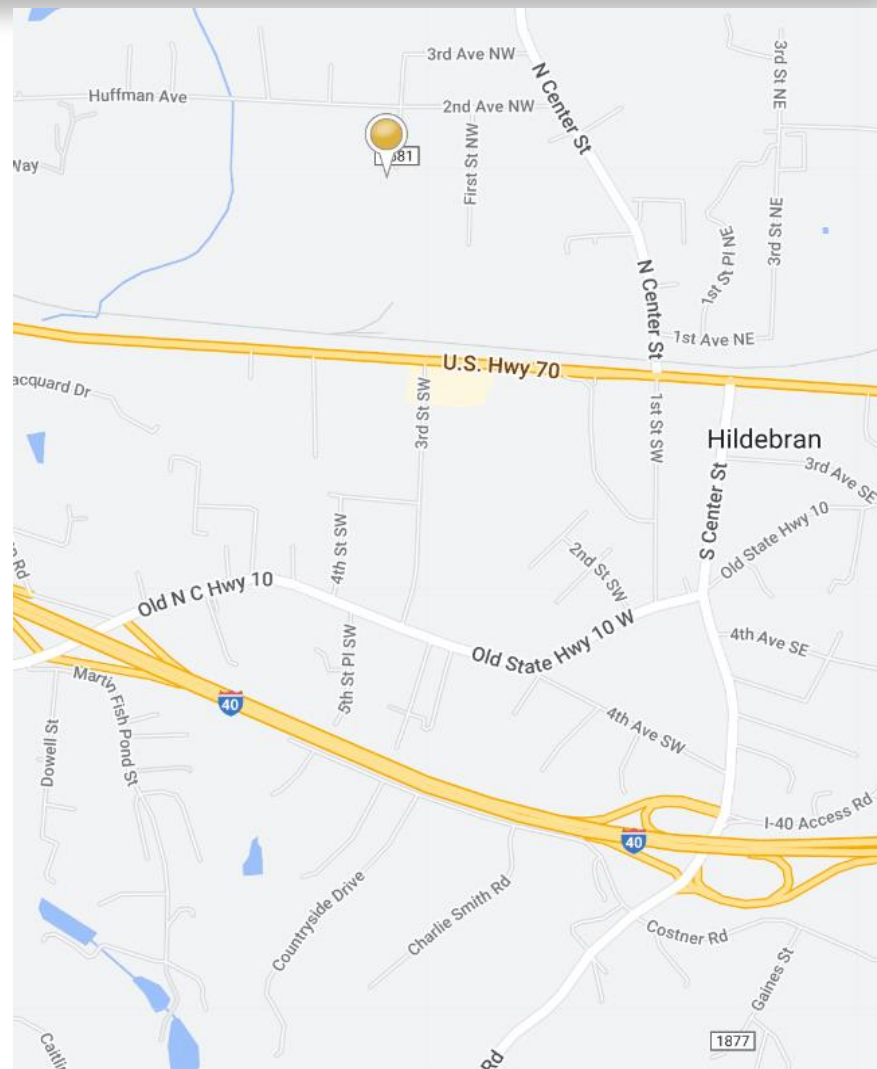
Price:	\$1,300,000
SF:	Building 1 (6,560 +/- SF) Building 2 (18,000 +/- SF)
Acres:	4.53 +/-
Year Built:	1990/1995

Manufacturing facility available for sale!

Building 1 is approximately 6,560 SF and has a loading dock, drive-in door, heat and AC throughout. Building 2 has approximately 4,500 SF of office space, 1,500 SF storage area with roll up door, and 12,000 SF warehouse. Warehouse has 22' ceilings with 19.8' clear at center beam with 2 roll up doors (10' and 15'). Heat is propane in both buildings.

DEMOGRAPHICS

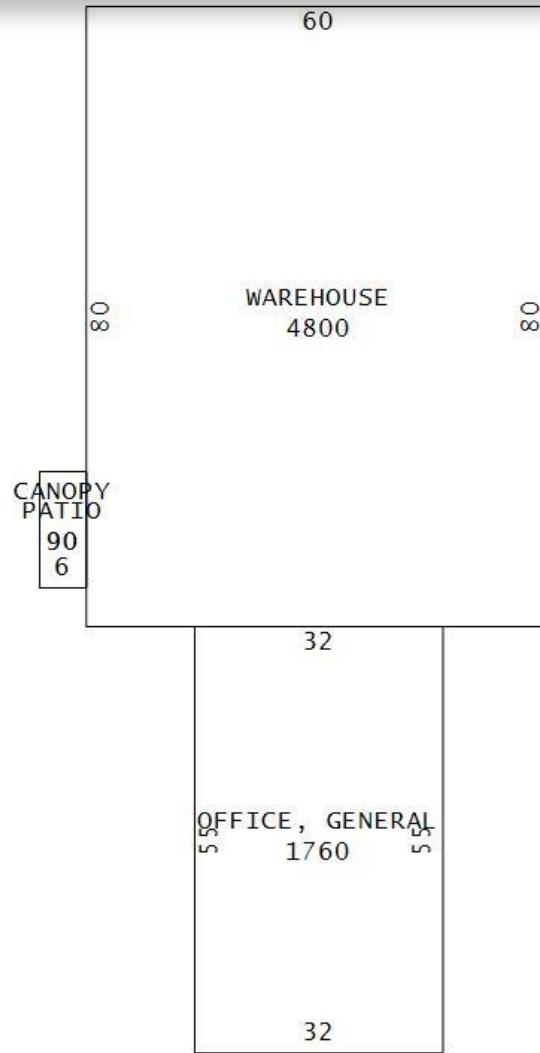
RADIUS	1 MILE	3 MILE	5 MILE
Total Population	7,281	36,777	72,484
Total Household	2,878	15,948	30,186
Median Household Income	\$47,164	\$57,096	\$65,226
Total Employees	11,305	39,206	52,803



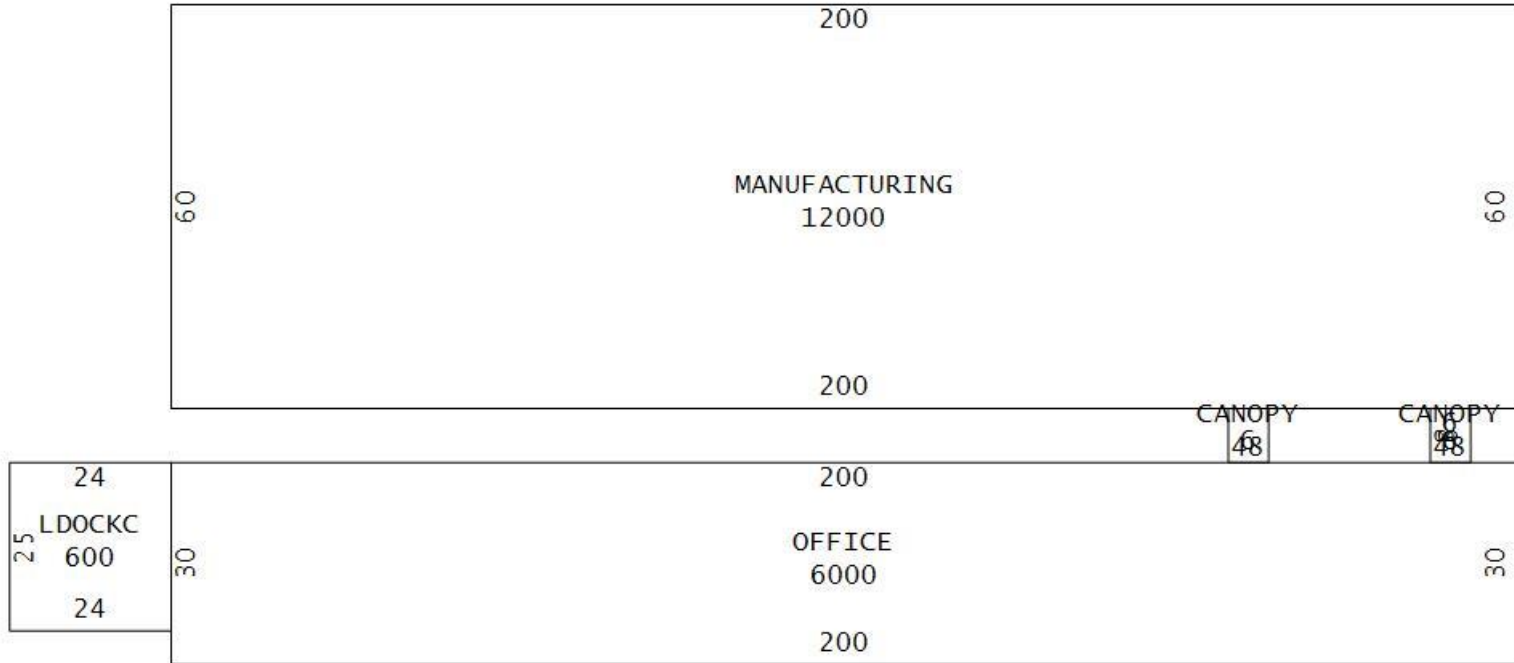
INTERIOR PICTURES



BUILDING 1 FLOORPLAN



BUILDING 2 FLOORPLAN





Building 1

Building 2

**FOR MORE
INFORMATION:**

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