



# Fully Leased Flex Investment Opportunity

**315 Industrial Drive**  
Clinton, NC 28328

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## Property Details

<b>Pricing:</b>	Contact for Pricing
<b>Lot Size</b>	5.89 Acres
<b>Building Size</b>	22,500 SF
<b>Zoning</b>	PID – Planned Industrial

### Property Overview:

Seller will sign a lease commencing on the close date. The property features a 22,500 SF warehouse with approximately 4,500 SF of office & showroom. The remaining 18,000 SF of space is warehouse. The warehouse features 14' ceilings at the eaves and 20' ceilings at the center. The building provides 2 dock high doors and 1 grade level door (10'x12'). The building is served by 3 phase power, water, sewer, and natural gas.



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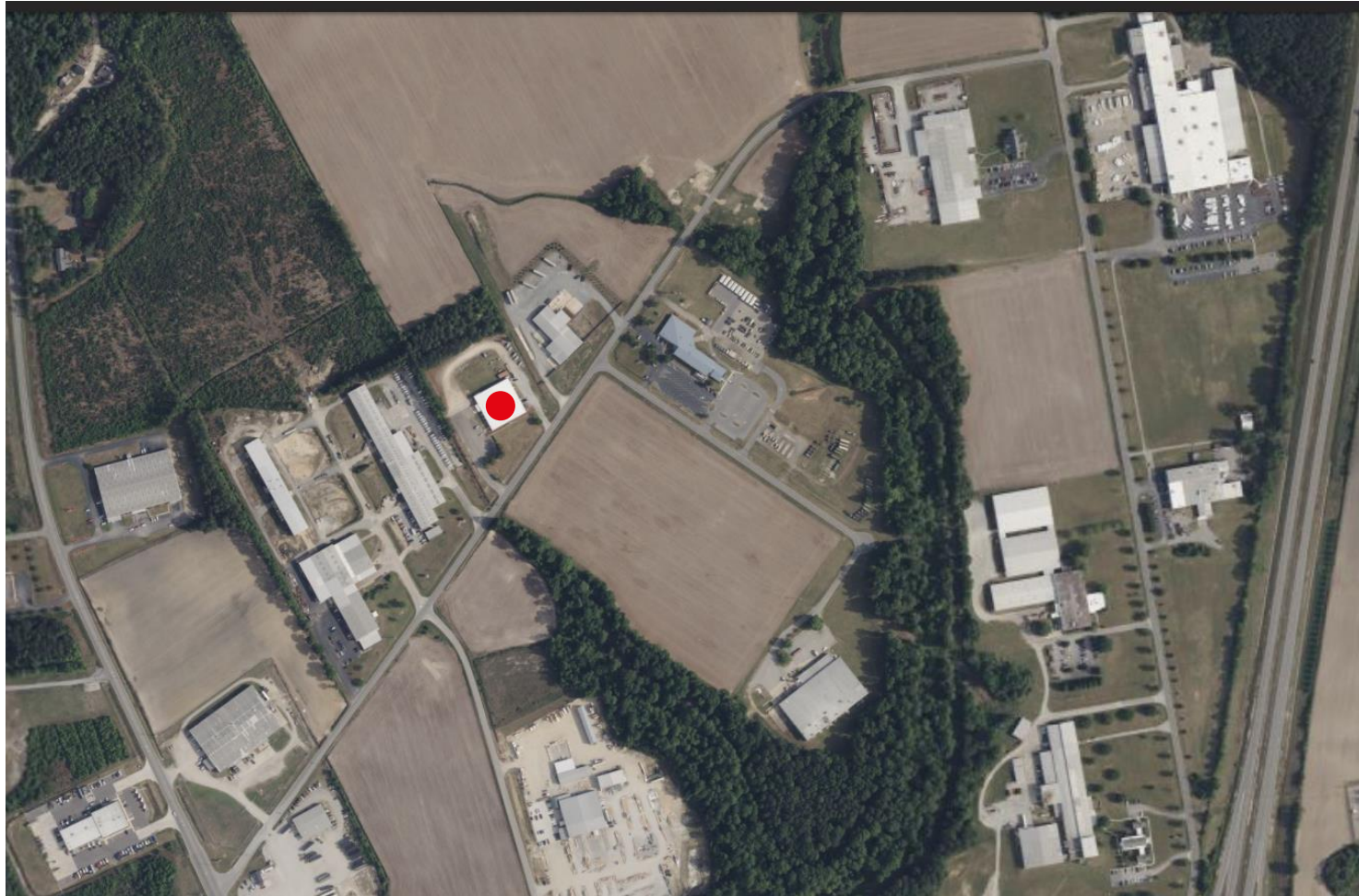
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