



LEASED

**WHOLESALE
FLEX
MANUFACTURING** | **FOR LEASE**

13302 & 13304 Lucia Riverbend Highway | Stanley

Two, new buildings available off NC Highway 16, near the Gaston/Mecklenburg County line and minutes from I-485.

SAM KLINE, CCIM
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sam.kline@cbcmeca.com



**COLDWELL
BANKER
COMMERCIAL**

MECA



PROPERTY INFORMATION

SF*

Building 1 - 3,920 SF (Leased)

Building 2 - 4,920 SF

ACREAGE*

1.69 acres

ZONING

C-3

PARCEL ID

203309

FEATURES

- Both metal buildings constructed in 2021
- One-story
- Clear height of 16'
- 670 SF* Office space for each building
- 3.5 Miles to I-485 via four-lane Highway 16

LEASE RATE

\$12/SF

Owner/Broker

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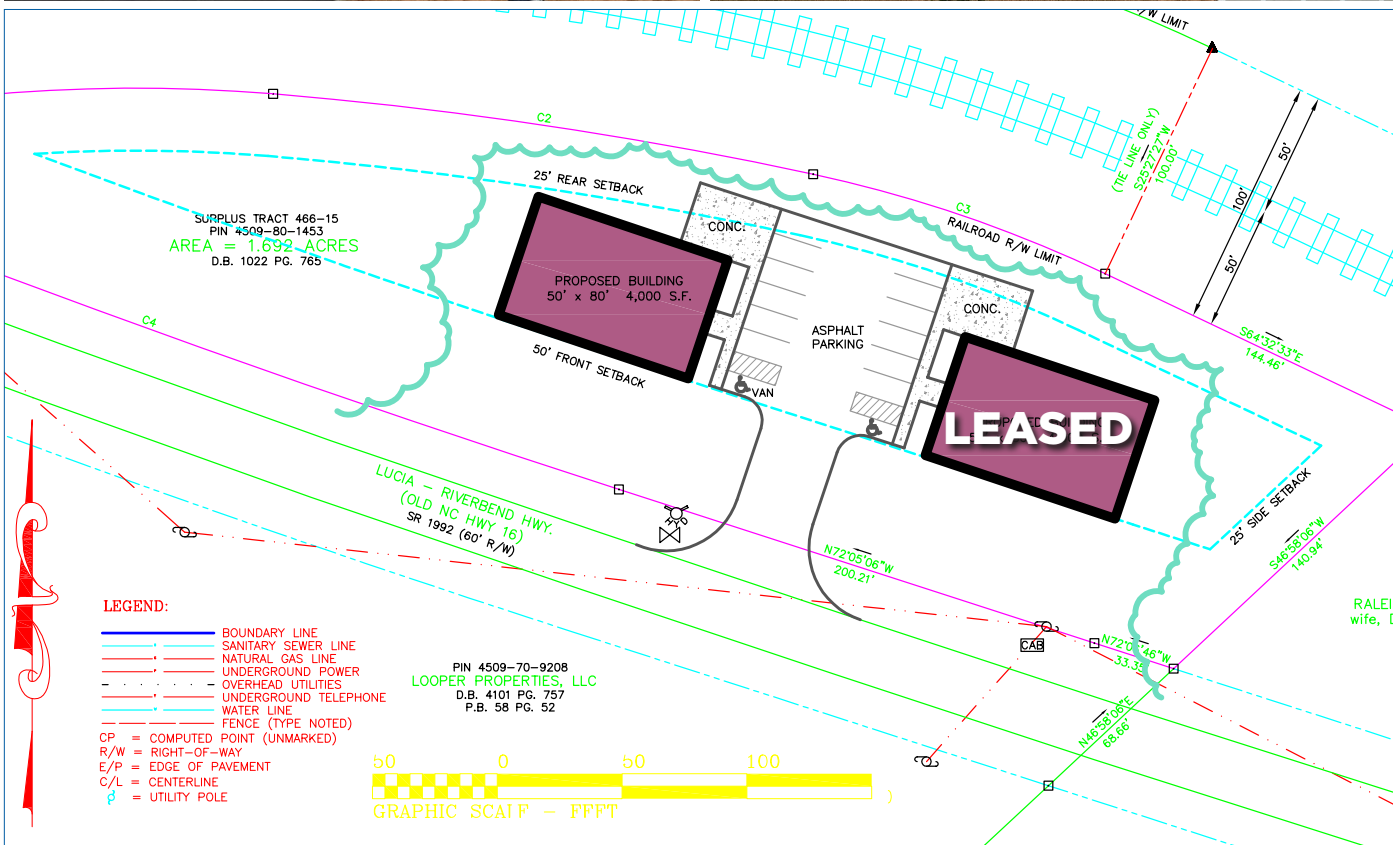
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Coldwell Banker Commercial

MECA

100 N. Main St.

Belmont, NC 28012



*The land acreage and/or building square footage was obtained from the County's Geographical Information System or other electronic resources. For exact square footage and/or acreage, we recommend that prior to purchase, a prospective Buyer/Tenant obtain a boundary survey or have the building measured professionally.

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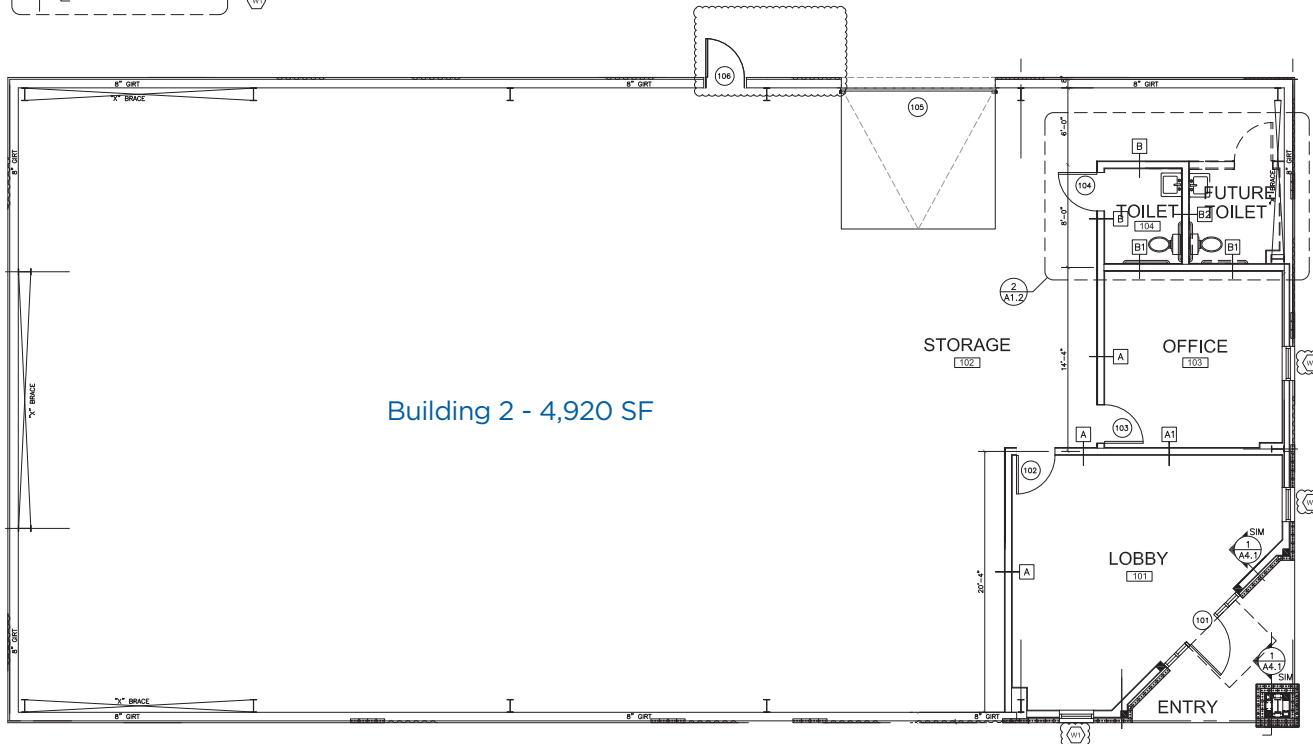
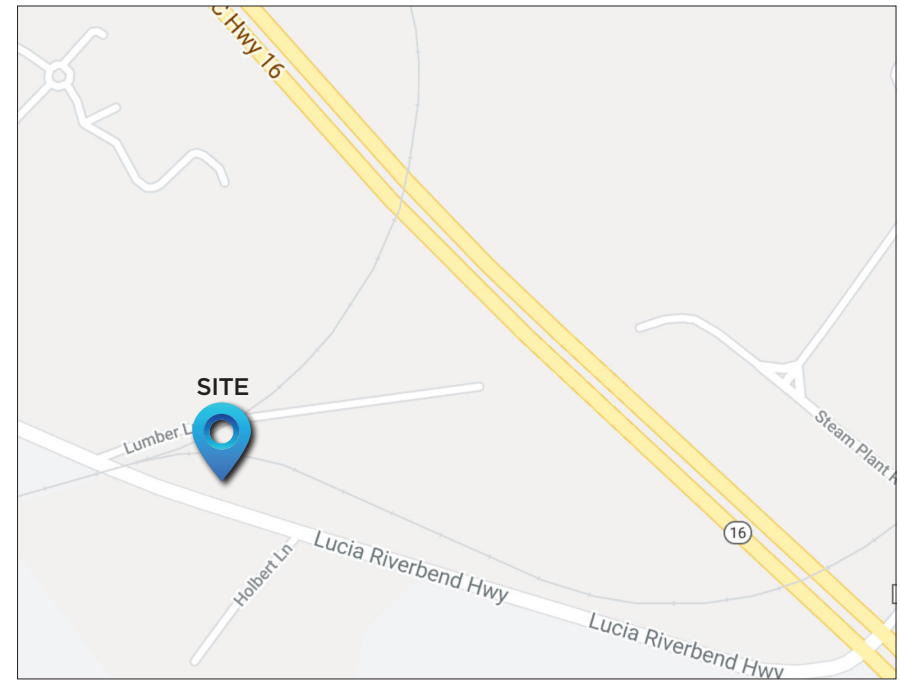
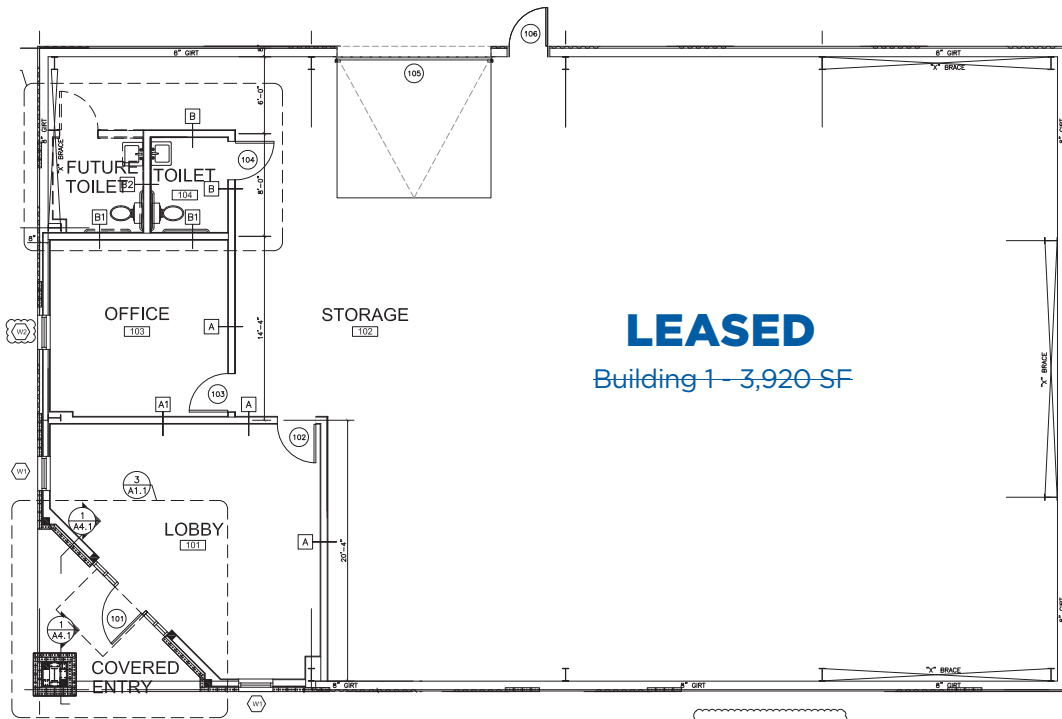


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