

FLEX INDUSTRIAL



FOR SALE  
NOW AVAILABLE

5555 Harrisburg Industrial Park Dr.  
Harrisburg, NC 28075

Free-standing industrial opportunity, strategically positioned adjacent to I-485, Hwy 49, and the heart of downtown Harrisburg. Within a 3-mile radius, you will find grocery-anchored shopping centers, medical facilities, banks, retail hubs, gyms, and many more amenities. This versatile property has a total of 18,276 SF, including 4,976 SF of office space, 8,890 SF of warehouse space, 2,010 SF of adaptable "clean room" (with potential for office or warehouse conversion), and 2,400 square feet of mezzanine space.

**\*The building is tenant occupied, lease expires April 2024.**

- ✓ PRICE: \$2,400,000 / \$131 PER SF
- ✓ 18,276 TOTAL SQ. FT.
- ✓ 2.36 ACRES - EC ZONING
- ✓ FULLY CONDITIONED WAREHOUSE
- ✓ 2 DRIVE IN, 1 LOADING DOCK DOORS
- ✓ AMPLE ON SITE AND STREET PARKING

*\*All information needs to be independently verified.*

## Property and Building Features

**Total SF:** 18,276 SF

**Warehouse:** 8,890 SF (\*Fully conditioned warehouse)

**Office:** 4,976 SF

**Clean Room:** 2,010 SF (\*Could be office or converted to W/H)

**Mezzanine:** 2,400 SF

**Year Built:** 2002

**Total Acres:** 2.36 Acres

**Current Zoning:** City of Harrisburg - EC (Employment Center)

**Power:** Two (2) 200 Amps panels, Two (2) 225 Amp panels, 3 Phase Heavy Power.

**Lighting:** Fluorescent lighting in offices and warehouse.

**Roofing:** Standing seam metal roof and corrugated metal.

**Exterior:** Sealed brick masonry and corrugated metal.

**Parking:** +/-56 Dedicated spaces, ample street parking.

**Sprinkler System:** None.

**Deck Height:** ±26' - 22'

**Clear Height (Under Joist):** ±22'6" - 20'

**Column Span:** 24'

**Loading dock with Dock High:** (1) One dock high door.

**Loading dock with Dock High Door Dimensions:** 12'W X 10'H

**Drive in Door:** (2) Two drive-in doors.

**Drive in Door Dimensions:** 10'W X 10'H & 12' X 16'

**Safety:** Building fully installed with security alarm sensors, exterior cameras, and key fob entry.

**Floors:** Concrete slab in warehouse and office area.

**\*Expiration Date of Lease:** April 8, 2024.

**Please do not disturb tenant, showings by appointment only.**

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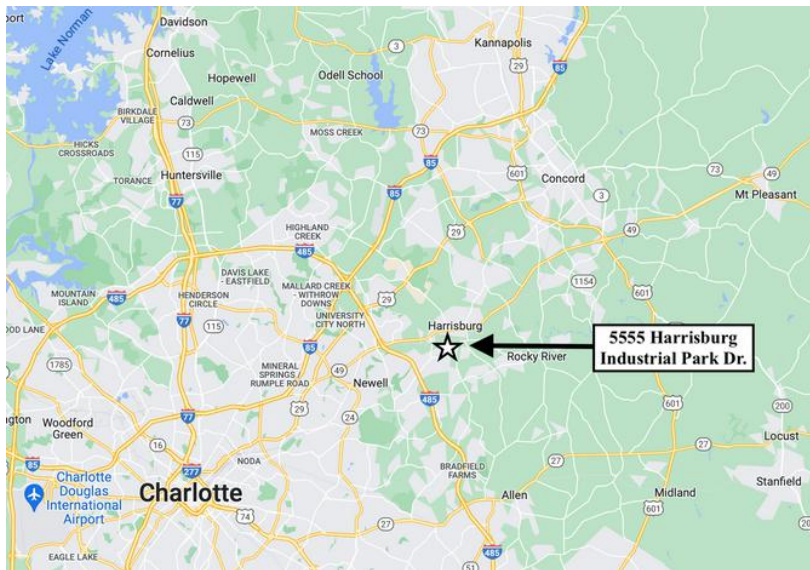
**Ryan Kinney, CCIM**

Broker

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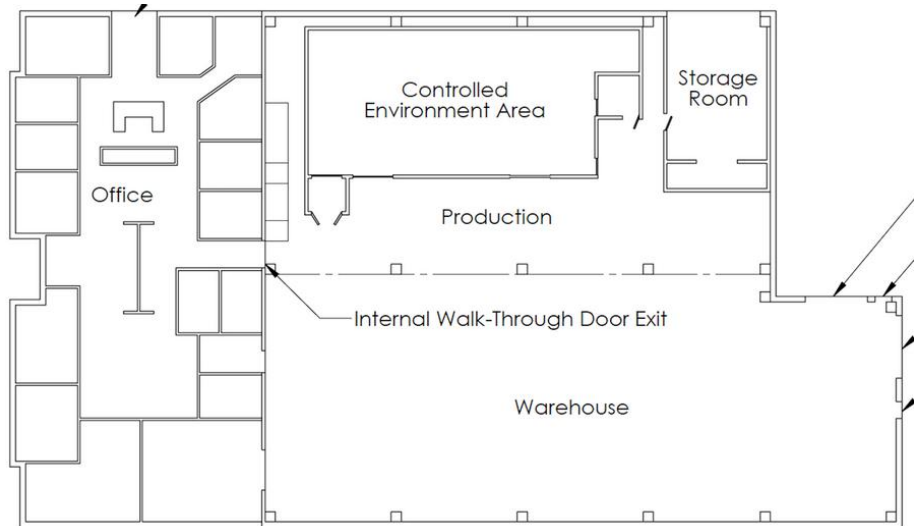
## Location Overview



### Location:

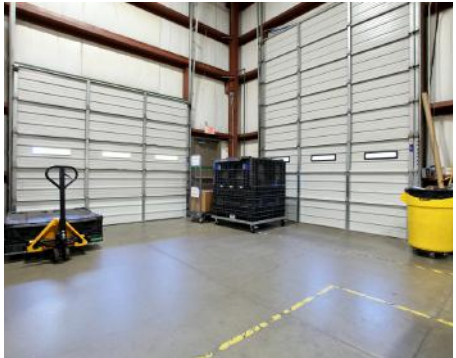
- ±1.9 Miles from Downtown Harrisburg (5 Min. Drive)
- ±1/2 Miles from Hwy 49 (2 Min. Drive)
- ±2.5 Miles from I-485 (5 Min. Drive)
- ±9 Miles from Concord-Padgett Regional Airport (16 Min. Drive)
- ±14.5 Miles from Downtown Charlotte (24 Min. Drive)
- ±22 Miles from Charlotte Douglas Airport CLT (26 Min. Drive)

## Floor Plan & Photos



\*ALL INFORMATION NEEDS TO BE INDEPENDENTLY VERIFIED.

# Property Photos



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