

## property information

name	hwy 24/27 bldg
location	13117 nc 24/27 robbins, nc
county	moore
sq ft	21,400+/- sq. ft.
acreage	8.67+/-
zoning	thoroughfare business district
price	Call Office
potential uses	office, warehouse, distribution
utilities	water, power, sewer
pin	862004721361
lrk	10000561
tax data	\$8,091.19 (2007)

## property description

This property consists of 21,400 +/- sq. ft. of office/warehouse space situated on 8.67+/- acres in Robbins, NC. Strategically located along major thoroughfare NC Hwy 24/27, this property offers convenient access from all major arteries of Moore County. The 21,400+/- sq. ft. metal building is 5 years old and has been occupied by Southern Floor Covering since 2004. The structure is currently comprised of 11,200+/- sq. ft. showroom space, 8,800+/- sq. ft. warehouse space, 4 office units, a break room, and a 1,460 sq. ft. loft (please see the highlight page for the particulars regarding each individual area). Suitable location and ideal zoning and overall condition of the building make this property highly desirable.

please visit [www.cliftcommercial.com](http://www.cliftcommercial.com) or call

910.695.1909



155 West New York Ave • Southern Pines, NC 28387 • 910.695.1909 • [sales@cliftcommercial.com](mailto:sales@cliftcommercial.com)

disclaimer: no warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other condition, withdrawal with notice, and to any special listing conditions imposed by principals.



## **Showroom space:**

- 11,200 +/- heated and cooled sq.ft.
- Two 5-ton air conditioning units for the showroom (one on each end of Bld).
- One 3.5 ton air conditioning unit for the office / break room.
- Combination of carpeting, tile, hardwood floors
- Two – handicap accessible bathrooms
- 24 ft. ceiling height in the center
- 22 ft. ceilings at the eaves
- 15 ft. high drywall on walls
- Track lighting – florescent lighting
- Four exits in the showroom
- 3-hour fire-wall between showroom and warehouse area 12 inches thick (concrete block – filled with concrete)
- 5.5 inch thick concrete floor

## **Break Room:**

- 12 ft. x 13 ft. = 156 sq.ft.
- Equipped with sink and cabinets
- Door opening to warehouse area
- Tile floor

## **Office 1:**

- 19 ft. x 13 ft. = 247 sq.ft.
- Hardwood floors
- Windows looking into the showroom

## **Office 2:**

- 12 ft. x 13 ft. = 156 sq.ft.
- Hardwood floors
- Windows looking into the showroom

# highlights continued

## Office 3:

- 12 ft. x 13 ft. = 156 sq.ft.
- Hardwood floors
- Windows looking into the showroom

## Office 4:

- 14 ft. x 13 ft. = 182 sq.ft.
- Hardwood floors
- Windows looking into the showroom

## Loft Area:

- 112 ft. x 13 ft. = 1,460 sq.ft.
- Carpet flooring
- Overlooking showroom

## Warehouse space:

- 8,800 +/- sq.ft.
- 2 8 x8 loading docks (5 ft high)
- 1 drive-in door (8 ft x 8 ft)
- 26 ft. ceiling height in the center
- 22 ft. ceilings at the eaves
- Alarm System
- Sodium Vapor lights
- Two large exhaust fans
- Two exits
- 5.5 inch thick concrete floor