



\*Lines not to scale

**\$760,460**  
CURRENTLY  
SUBJECT TO LEASE

## 3340 20TH AVE SE NEWTON, NC

Discover unmatched functionality in this warehouse space boasting an impressive ceilings ranging from 14'2"-16' (14'2" clear) perfect for maximizing storage potential. Accompanied by a well-appointed 512 square feet office area, comprising two private offices, a welcoming reception space, and dedicated restroom facilities. Spanning a total of 22,140 square feet, this property offers ample room and efficiency. Situated strategically in Newton, NC, with the added convenience of four 10x10 loading docks, streamline your operations effortlessly. Adjoining property also available, both investment opportunities with active leases (Both for sale: \$1,618,000).

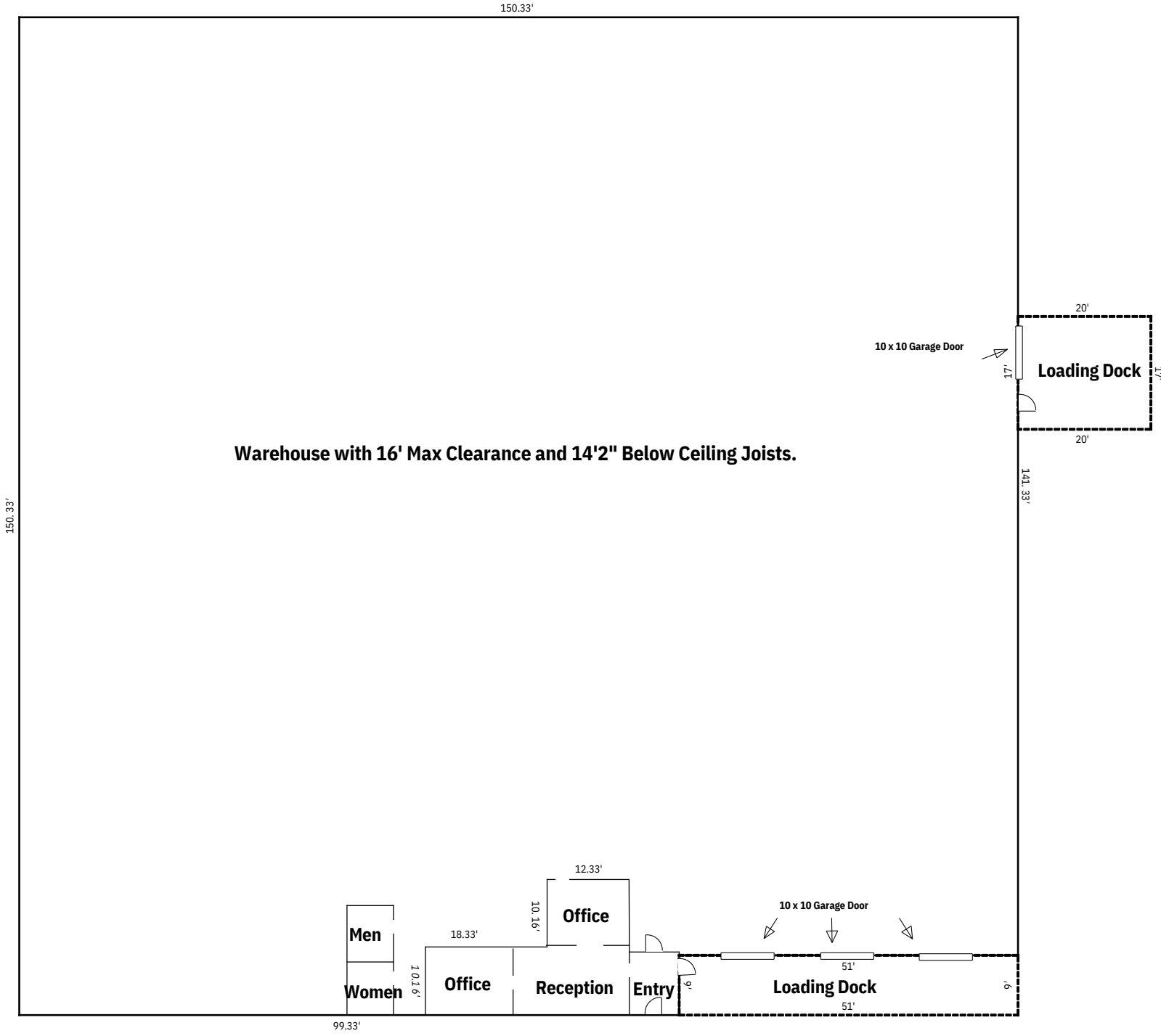
## CONTACT INFO

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# PROPERTY HIGHLIGHTS & PHOTOS





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# AERIAL & PROPERTY HIGHLIGHTS



**14'2" CLEAR  
CEILINGS**

**PRIVATE  
RESTROOMS &  
OFFICES**

**GAS HEAT IN  
WAREHOUSE**

**512 SF  
OFFICE W/ HVAC**

**22,140 TOTAL SF**

**FOUR 10X10  
LOADING DOCK  
DOORS**