



*Lines not to scale

\$857,540
CURRENTLY
SUBJECT TO LEASE

3350 20TH AVE SE NEWTON, NC

This prime property boasts a total of 24,498 square feet, with a spacious warehouse featuring impressive 14.16'-16.16' high ceilings. Inside, discover two private restrooms and nine private offices, providing a comfortable and professional workspace (1,900sf). Plus, enjoy seamless logistics with five 10x10 loading dock doors and a large 12x12 loading dock, making it perfect for efficient operations in a bustling industrial setting. Adjoining property also available, both investment opportunities with currently active leases (Both for sale: \$1,618,000).

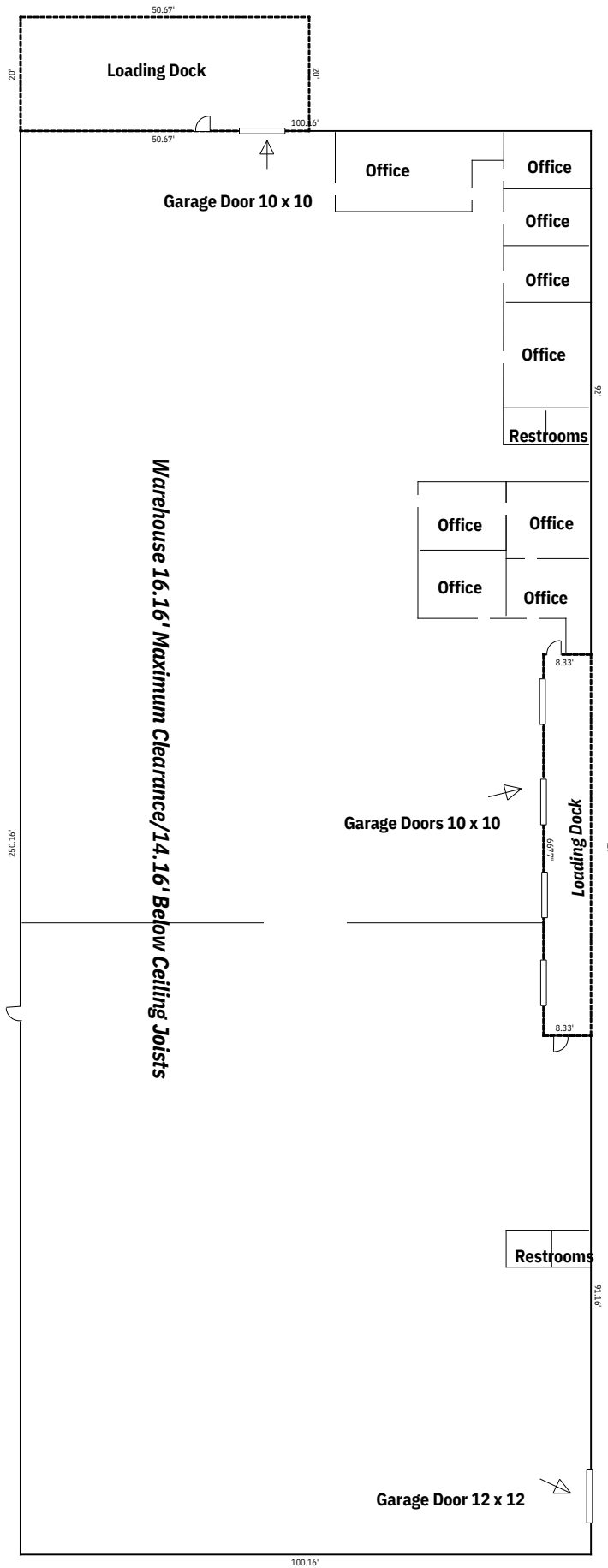
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PROPERTY HIGHLIGHTS & PHOTOS





AERIAL & PROPERTY HIGHLIGHTS



**14'1" - 16'1"
CLEAR CEILINGS**

**PRIVATE
RESTROOMS & 9
PRIVATE OFFICES**

1,900 SF OFFICE

24,498 SF TOTAL

**FIVE 10'x10'
DOCK DOORS**

**12'x12'
GROUND LEVEL
DOOR**