



*Lines not to scale

\$681,453
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: \$1,449,900)

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BOYD & HASSELL
BHIC
INDUSTRIAL & COMMERCIAL PROPERTIES, INC.

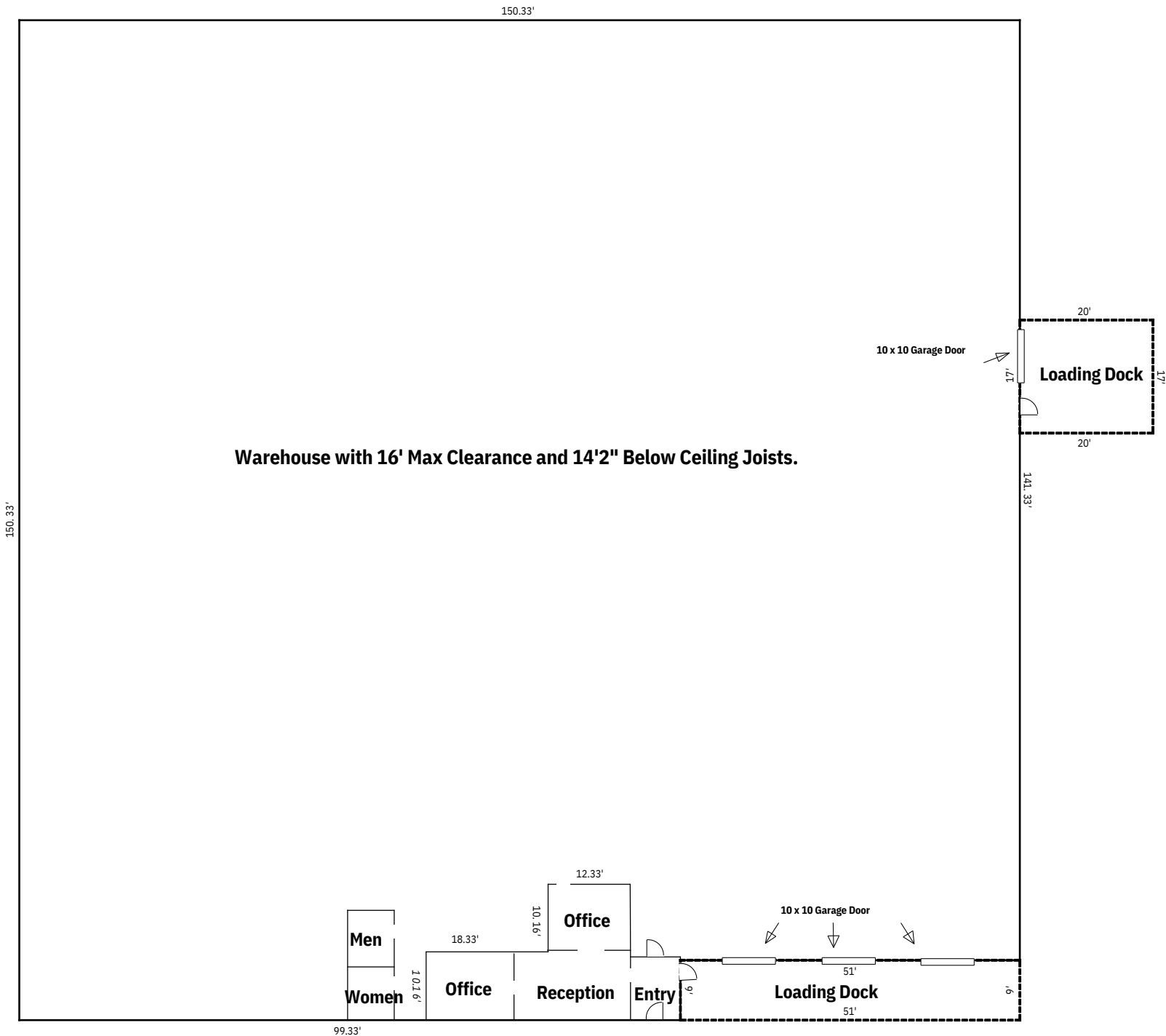
CONTACT INFO

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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**