



**\$4.25/SF
FOR LEASE**

1120 1ST ST W CONOVER, NC

This exceptional industrial property features 32,500 square feet of space, including a 5,000 square covered area. Boasting ceiling heights ranging from 11'3" to 12'8" with updated roof and new LED lighting, plus approximately 1,000 square feet allocated to office and bathroom amenities! The three dock height doors and one ground level door have just been upgraded with new seals. It offers a flexible solution for manufacturing or distribution needs, and there is potential for a laydown/storage yard.

CONTACT INFO

GAVIN MITCHELL
gavin@bhicp.com
(828) 322-1723



PHOTOS



PHOTOS



AERIAL & PROPERTY HIGHLIGHTS



NEWLY UPDATED
**DOCK SEALS, ROOF,
LED LIGHTING**

**11'3"-12'8" CLEAR
Ceiling Height**

**32,500 SF Building
+Addl 5,000 SF
Covered Area**

3 Dock Doors

1 Ground-Level Door

**Potential for
Laydown/Storage**