



FOR SALE | \$800,000

**486 S CENTER ST  
TAYLORSVILLE, NC**

This 98,832 SF industrial warehouse is situated on 7.49 acres in a prime Taylorsville, NC location between NC Hwy 16 and US Hwy 64. The facility offers eleven dock doors, a dock platform with a forklift ramp for efficient loading and distribution. Building features include propane and oil heaters, 480V 3-phase power (1,600 amps), and a full wet sprinkler system. A fenced parking lot enhances security for employees and inventory. With a strategic location and rare industrial features, this property is ideal for a wide range of industrial users.



**CONTACT INFO**

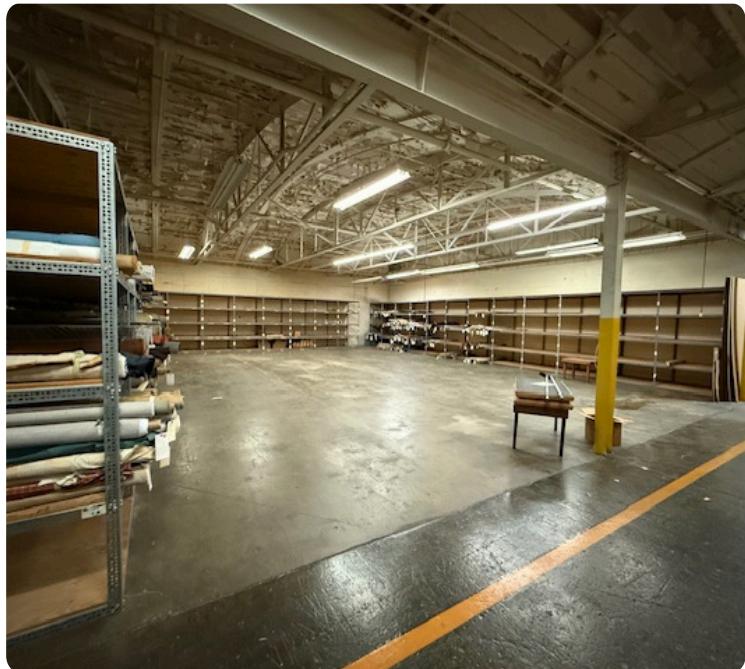
BARRETT MITCHELL  
[barrett@bhicp.com](mailto:barrett@bhicp.com)  
(828) 322-1723



## PHOTOS & PROPERTY HIGHLIGHTS



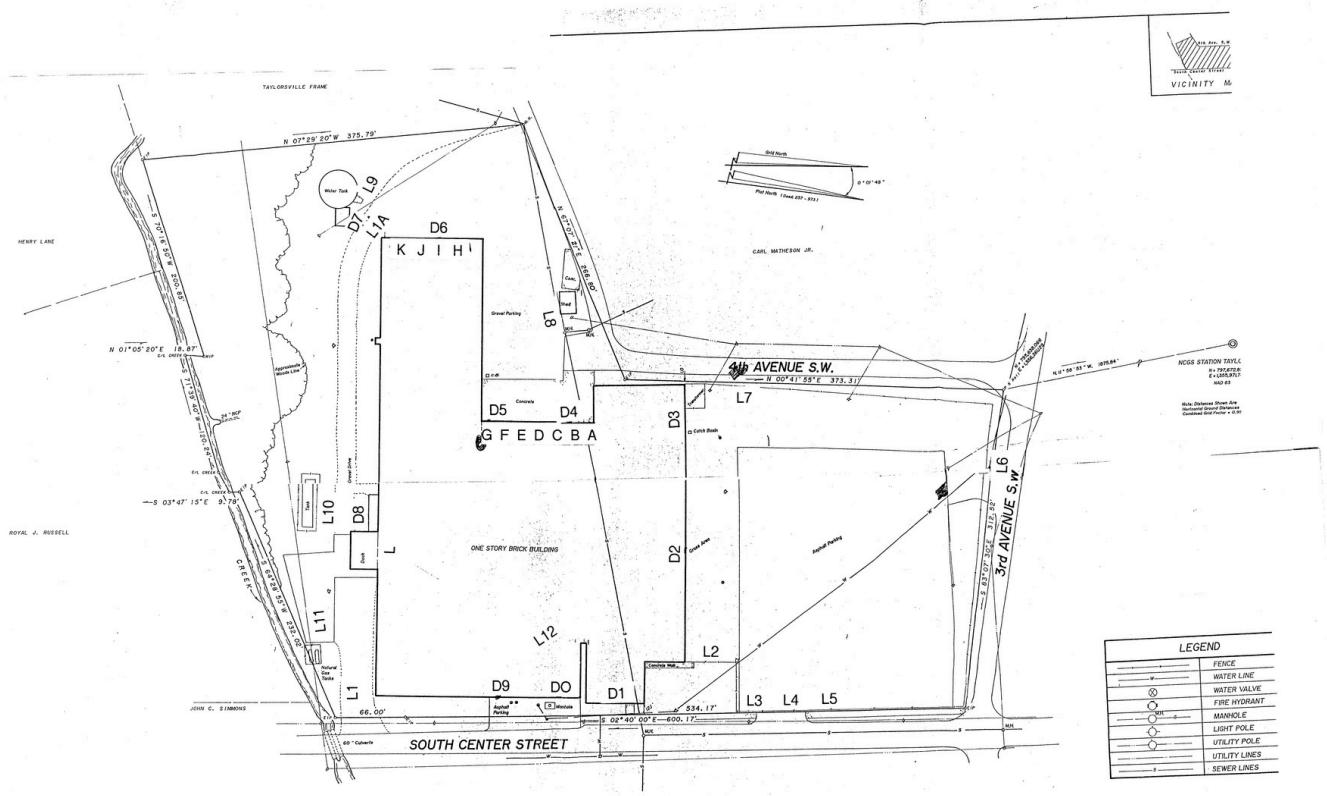
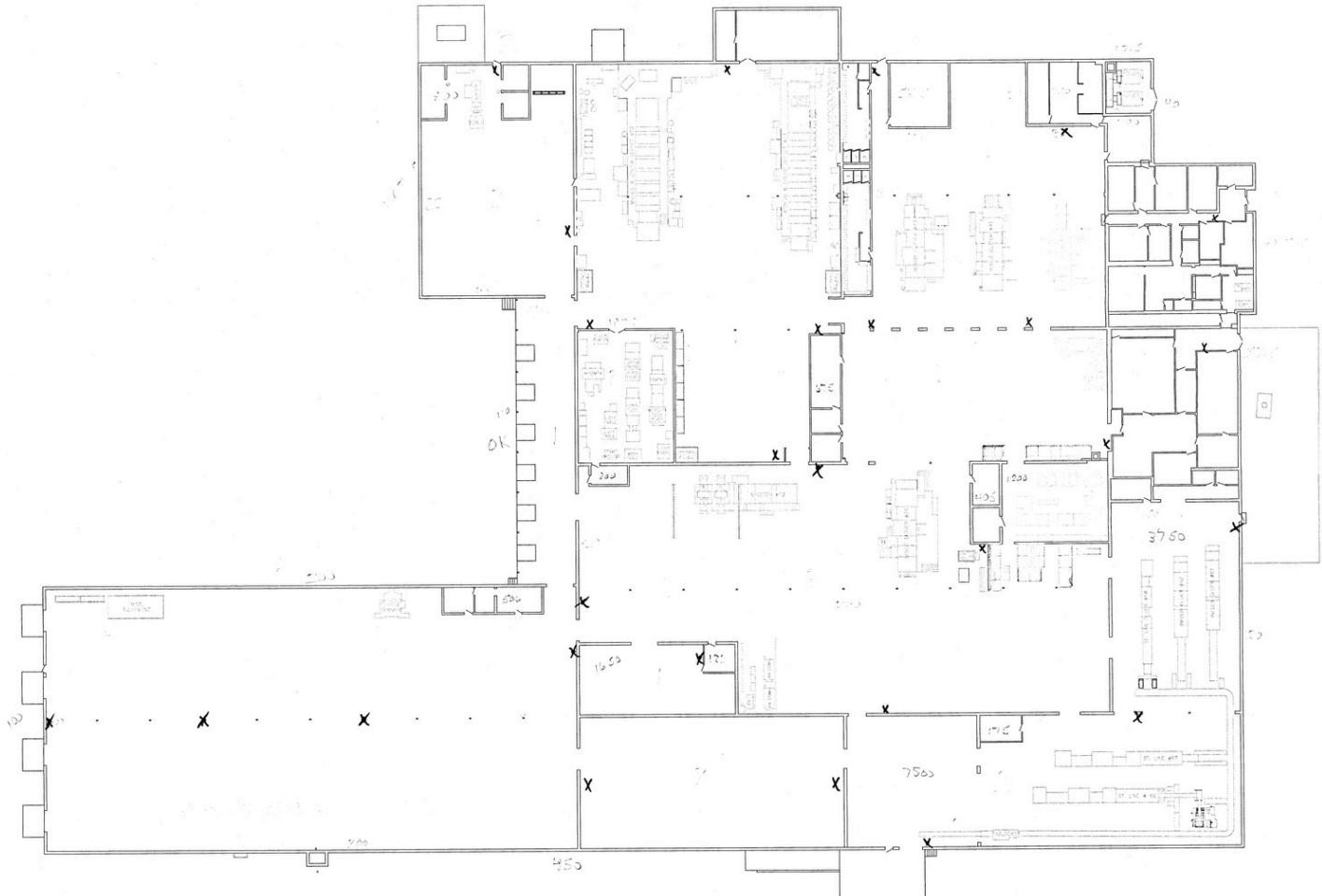
- Four 8'x10' Dock Doors
- Seven 8'x9' Dock Doors
- Dock Platform with Forklift Ramp
- Full Sprinkler System (Wet)
- Propane & Oil Heaters
- 480v 3-Phase Power | 1,600 Amps



## PHOTOS & PROPERTY HIGHLIGHTS



# FLOOR PLAN & SURVEY | 486 S CENTER ST



*[Handwritten signature]*  
S-1250

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Melissa Edgewell  
8/16/93  
No. Com. Survey



Zoned M-I - Industrial  
For setback restrictions contact Town of Taylorsville

7.33 Acres

Area by Coordinate Comparison

Boundary Survey Plat  
WALDORF CORPORATION  
Taylorsville Twp., Alexander Co., N.C.