



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  
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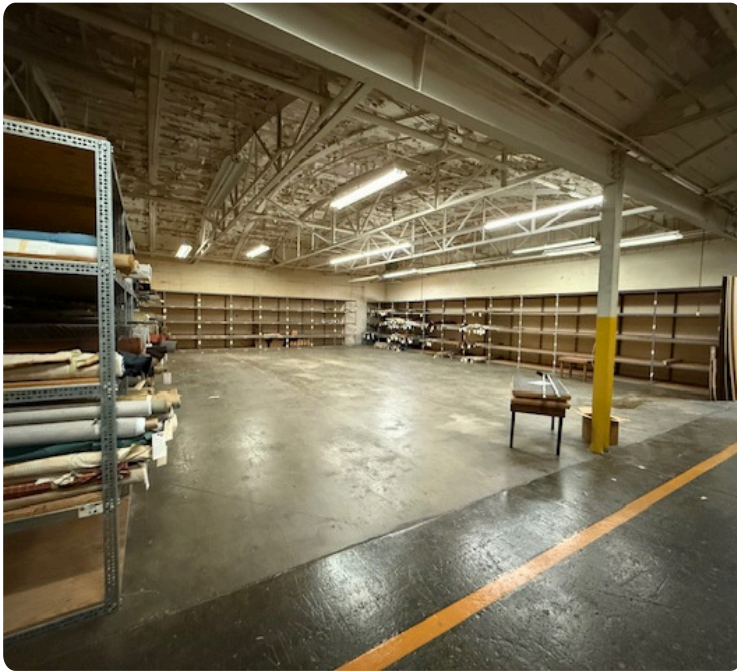




# PHOTOS & PROPERTY HIGHLIGHTS



- 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



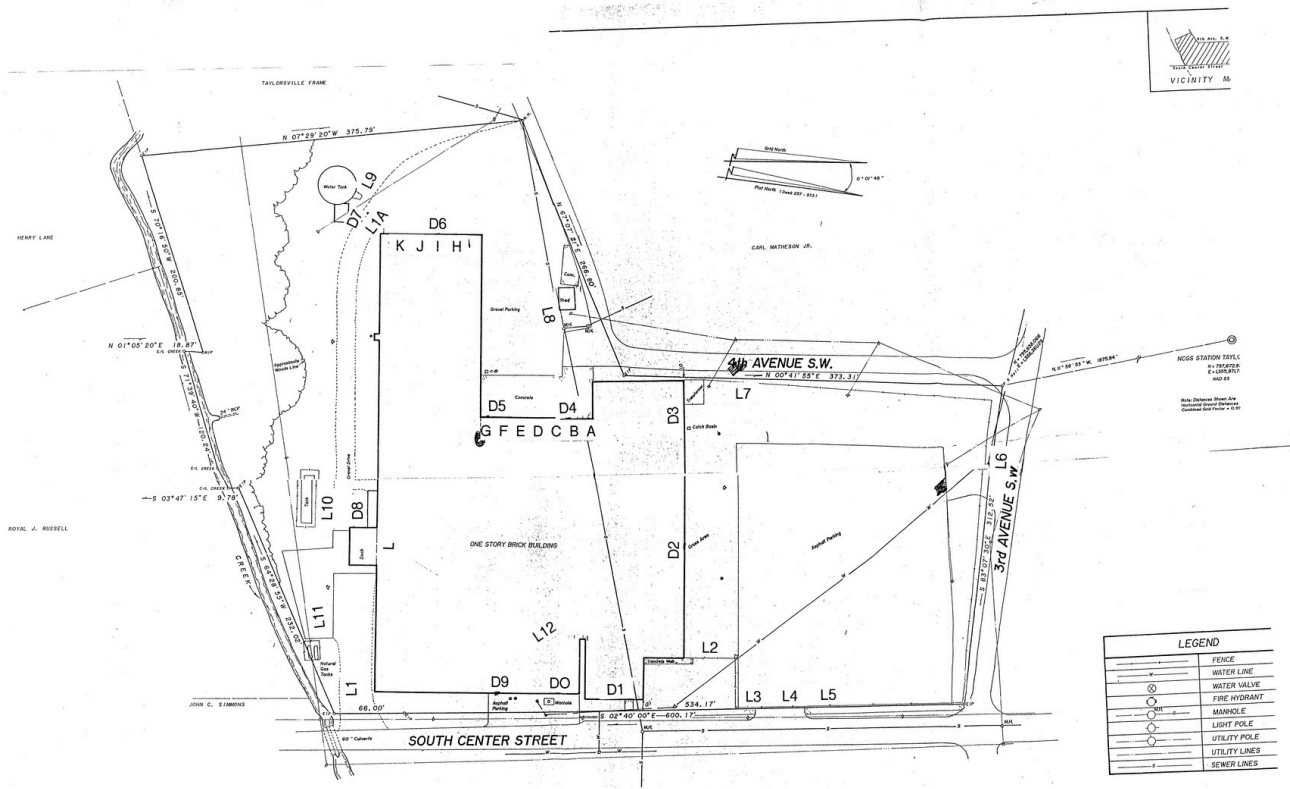
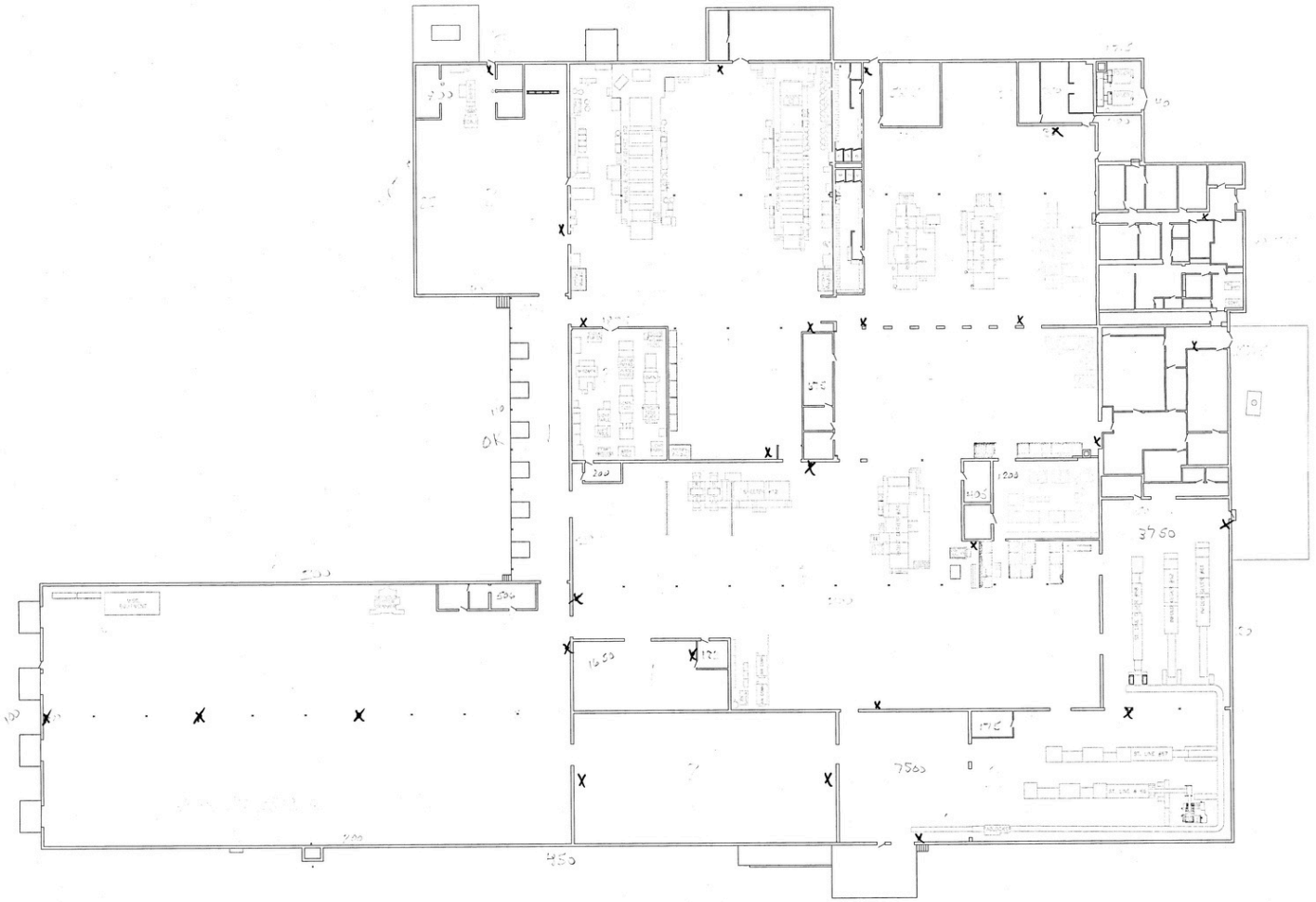


# PHOTOS & PROPERTY HIGHLIGHTS





# FLOOR PLAN & SURVEY | 486 S CENTER ST



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*William Caldwell*  
8-16-73  
No. 1000, Expires

Zoned M-1 - Industrial  
For Subdivision restrictions contact Town of Taylorville

7.33 Acres  
Area by Coordinate Computation  
WALDORF CORPORATION  
village Twp. Alexander Co., N.C.