



**\$4.00/SF  
FOR LEASE**

## 1120 1ST ST W CONOVER, NC

This exceptional industrial property features 32,500 square feet of space, plus an additional 5,000 square foot covered area included. 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

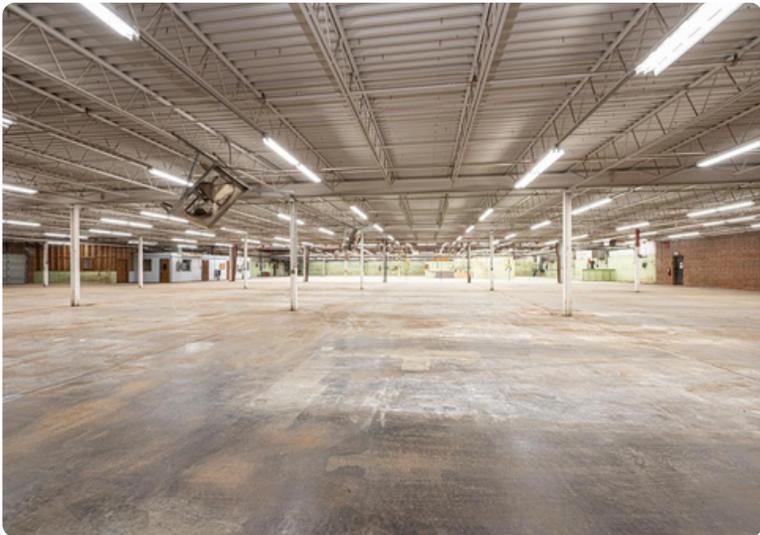
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# PHOTOS



# 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**