



7626 CAVALIER WAY - UNIT B · CONNELLY SPRINGS, NC · BURKE COUNTY

# Warehouse with office

## <1 mi from I-40 Exit 116

OFFERED AT  
**\$3.25/SF/YR**

**480/208V**  
POWER

**20,000<sup>SF</sup>**  
RENTABLE SQ FT

**I-40**  
ACCESS

This approximately 20,000 square foot unit with 12' clear height offers convenient access to I-40, making it an ideal location for distribution or industrial operations. The available space features two dock platforms (18'x19' and 10'x8') and is equipped with 3-phase power (480/208V) to support a wide range of industrial needs. The property includes a security system to ensure goods are protected. These features combine to deliver a well-equipped and efficient industrial space.

### PROPERTY FACTS

<b>PIN</b>	<a href="#">276266716393 (Burke County)</a> ↗
<b>ZONING</b>	IND
<b>BUILDING</b>	~20,000 square feet available
<b>FRONTAGE</b>	0.2mi from I-40 Access Exit 116
<b>POWER</b>	3-phase power (480/208v)
<b>DOORS</b>	(2) Dock platforms: 18'x19' & 10'x8'
<b>CLEARANCE</b>	12' clear ceilings



FOR INQUIRIES

**BARRETT MITCHELL**

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