



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^{SF}
 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

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



FOR INQUIRIES

BARRETT MITCHELL

Broker · Boyd & Hassell Industrial & Commercial Properties, Inc.

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