



1232 COMMERCE ST. NW · CONOVER NC · CATAWBA COUNTY

PRIME FLEX/INDUSTRIAL SPACE

in major Catawba County industrial corridor

OFFERED AT
\$3,500/MO

~2,500 SQFT
 OFFICE SPACE

~2,500 SQFT
 WAREHOUSE

B-4
 ZONING

2
 DOCK DOORS

This turn-key 5,000 sq. ft. industrial flex facility offers a functional 50/50 split with 2,500 sq. ft. of climate-controlled office space and 2,500 sq. ft. of high-bay warehouse. Equipped with 14' 3" clear ceilings and two dedicated dock doors, it provides fast freight access in a high-demand manufacturing corridor. Located in the Mid County Business Park just 1.5 miles from I-40 and US-70, it is an ideal, high-accessibility setup for light manufacturing, regional distribution, or trade services.

Call Gavin · 828.234.7676

PROPERTY FACTS

PIN	372112962912 (Catawba County) ↗
ZONING	B-4
INCLUDED	Water, Sewer, Landscaping
HEAT/COOL	Central A/C in Office, Gas Unit Heaters in Warehouse
FEATURES	14'3" clear ceilings in warehouse, 2 restrooms, only 1.5 miles from I-40 exit 132 (Fairgrove Church Rd.)



FOR INQUIRIES

GAVIN MITCHELL

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

CELL 828.234.7676
OFFICE 828.322.1723
EMAIL gavin@bhicp.com
WEB bhicp.com

DISCLOSURE: Information herein is believed to be accurate but is not guaranteed; prospective buyers should verify independently. © 2026 Boyd & Hassell Industrial & Commercial Properties, Inc.

Call Gavin 828.234.7676

Email Gavin

Visit bhicp.com

[View on County GIS](#)

BOYD & HASSELL INDUSTRIAL & COMMERCIAL PROPERTIES, INC.