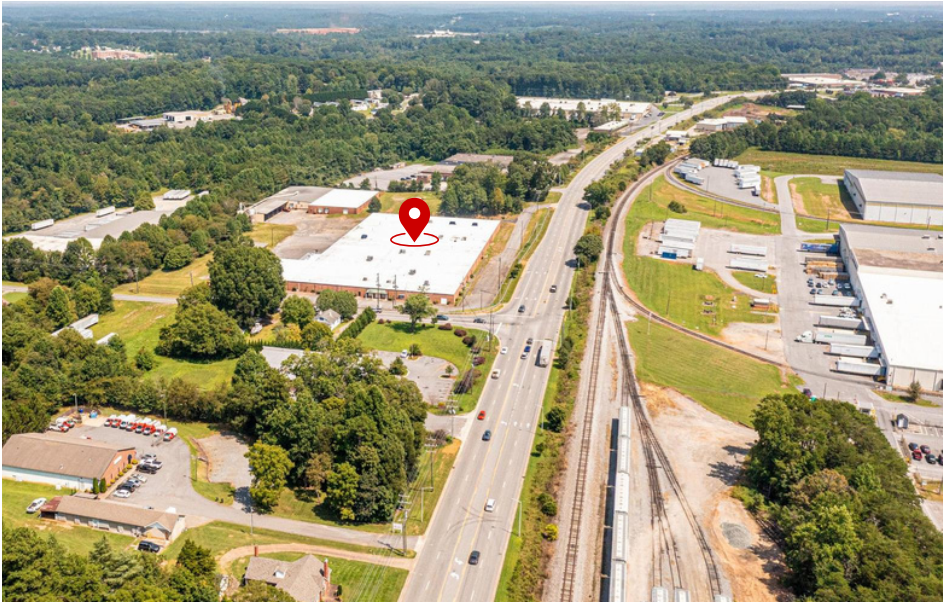


102 SECTION HOUSE RD NW · CONOVER, NC · CATAWBA COUNTY

Prime Industrial & Warehouse Facility

7.3-Acre Site with 13 Freight Doors Near I-40

OFFERED AT
\$4.25/ SQFT

123,400 SQFT
 WAREHOUSE

9 LOADING DOCKS
 5 8x8 DOORS & 4 9x9 DOORS

EM-1
 ZONING

Situated in Catawba County's industrial hub, 102 Section House Rd NW is a 7.3-acre, EM-1 zoned manufacturing and warehouse facility spanning 123,440 square feet. The property features office space with central HVAC (with optional warehouse HVAC upgrades), exceptional loading access via 4 ground-level drive-in doors and 9 dock doors (4 9x9 and 5 8x8 docks), and a new roof. With an optional 32,500-square-foot woodworking warehouse available on the adjoining parcel this location would be perfect for anyone expanding their Catawba County presence. Located right near I-40 and US HWY 70, the site offers prime regional freight access and logistics capacity for the Charlotte metro submarket.

PROPERTY FACTS

PIN	373214442784 (Catawba County)
ZONING	EM-1
POWER	277/480 Power Delivery, 1000 & 800 Amp Service
HEAT/COOL	Central A/C in Office, Gas Unit Heaters in Warehouse
FEATURES	12'2" clear height ceilings, dedicated showroom, new roof, 4 dock levelers.



FOR INQUIRIES

GAVIN MITCHELL

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