BOYD & HASSELL BHIC Industrial & Commercial Properties, Inc.

● WAREHOUSE · JUST LISTED







1120 1ST ST W • CONOVER • CATAWBA COUNTY

Industrial warehouse in Conover

32,500 sqft warehouse + 5,000 sqft covered outdoor space

OFFERED AT

$4.25/SQFT

32,500 SQFT	3 LOADING DOCKS	EM-1
WAREHOUSE	+ GROUND LEVEL DOCK	ZONING

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.

PROPERTY FACTS

PIN	373214446756(Catawba County)
ZONING	EM-1
UTILITIES	Duke Power, City of Conover water/sewer
HEAT/COOL	Electric heaters in warehouse
FEATURES	New LED lighting, nea seals on loading docks, 11'3" - 12'8" ceiling heights, 3 phase power



FOR INQUIRIES

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