

# INDUSTRIAL BUILDING FOR SALE OR LEASE

409 MORGAN STREET VALDESE, NC 28690



# AERIAL



# DETAILS

## SPECIFICATIONS

**Price:** \$2.25/SF for lease OR \$895,000

**SF:** 34,500 +/-

**Acres:** 4.27 +/-

**Zoning:** IND

**Ceiling Height:** 12'5"

34,500 +/- sf building in Valdese for sale or lease on over 4 acres. Building is fully sprinkled, gated, has new lighting and a new roof installed in the summer of 2023. Ceiling height is 12'5".



## DEMOGRAPHICS

| RADIUS                  | 1 MILE   | 3 MILE   | 5 MILE   |
|-------------------------|----------|----------|----------|
| Total Population        | 7,281    | 36,777   | 72,484   |
| Total Household         | 2,878    | 15,948   | 30,186   |
| Median Household Income | \$47,164 | \$57,096 | \$65,226 |
| Total Employees         | 11,305   | 39,206   | 52,803   |

# INTERIOR PICTURES





**FOR MORE  
INFORMATION:**

Shana White  
828.446.3404  
shana@commercialfirst.net

3031 N Center St.  
Hickory, NC 28601

[www.commercialfirst.net](http://www.commercialfirst.net)