

INDUSTRIAL BUILDING IN MORGANTON

1915 JAMESTOWN ROAD MORGANTON, NC 28655



Less than
½ mile to I-40

AERIAL

INTERSTATE
40 (42,000 +/- CPD)



DETAILS

SPECIFICATIONS

Sales Price: \$2,050,000

SF: 38,000 +/-

Lease Price: \$4.25/SF + TICAM

Acres: 4 +/-

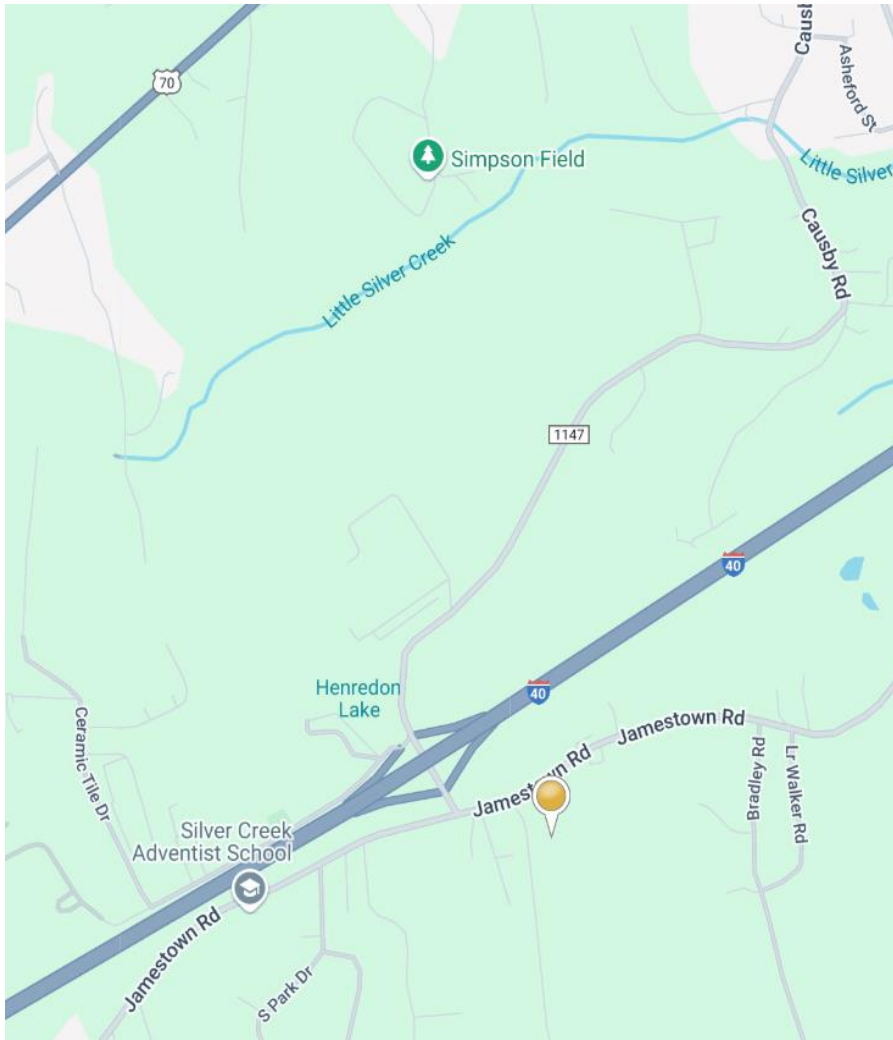
Zoning: Industrial

Year Built: 1993 (has been remodeled)

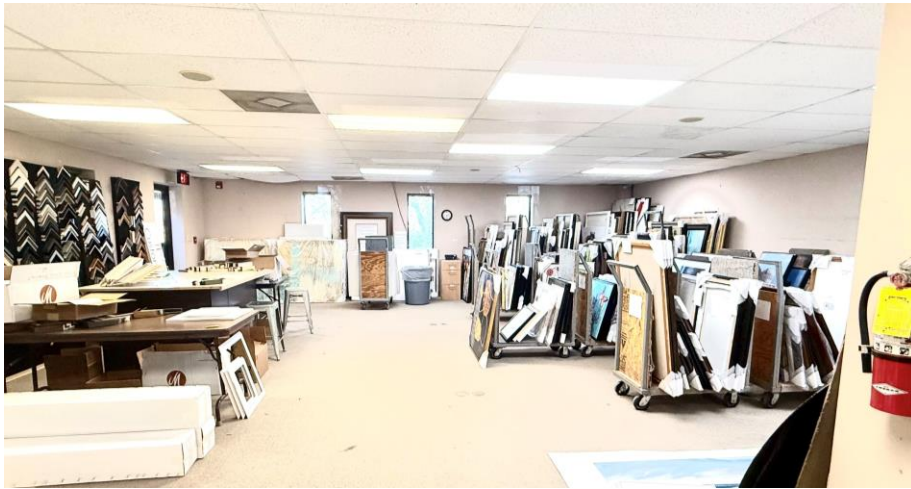
This 38,000 +/- sf industrial building in Morganton, North Carolina, is conveniently located just off I-40. It features five dock doors, office space, 20-foot ceilings at the center peak, three-phase power, and is fully heated and cooled. With more than 4 acres, this is a very versatile option for various business operations.

DEMOGRAPHICS

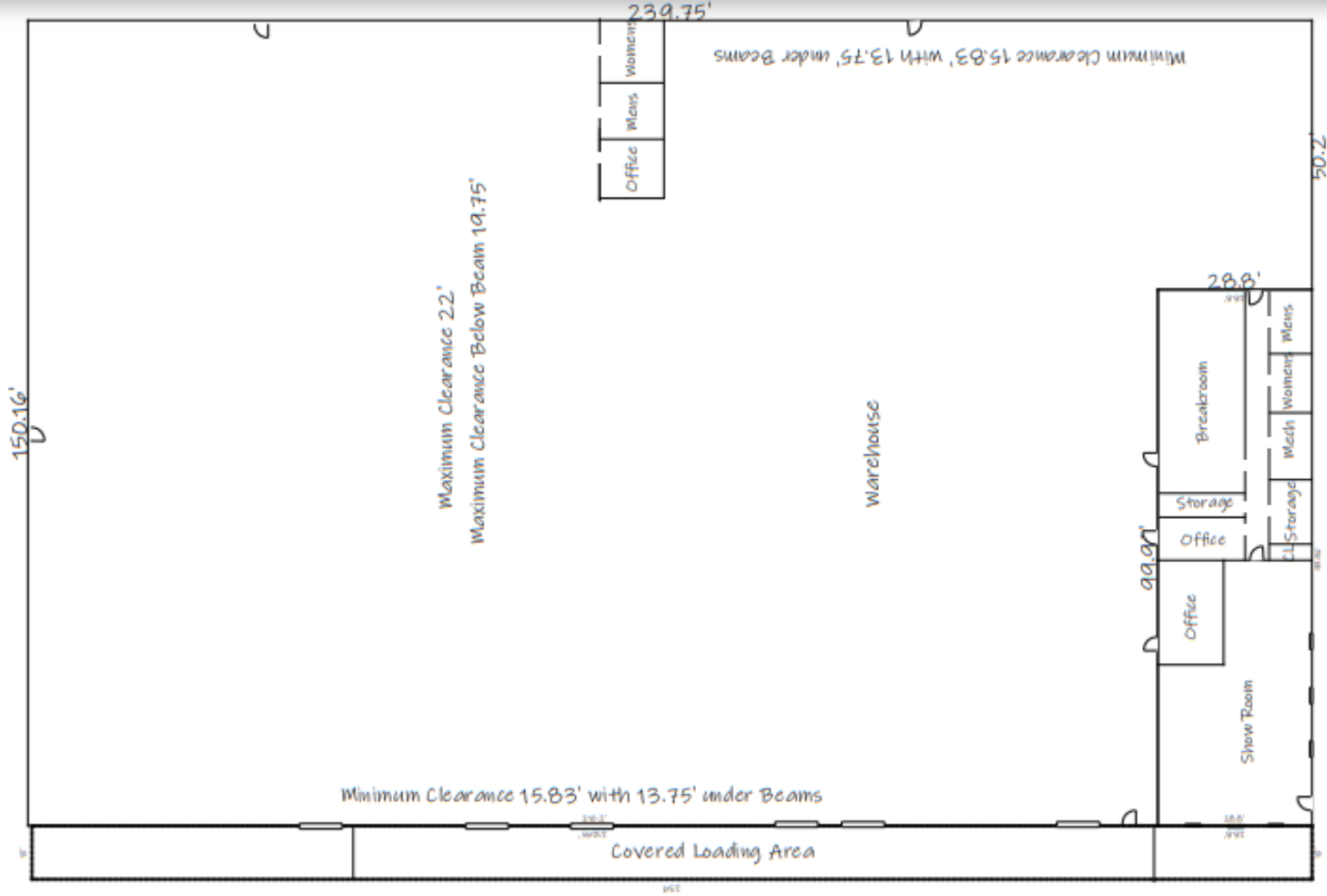
RADIUS	1 MILE	3 MILE	5 MILE
Total Population	5,141	32,440	68,404
Total Household	2,182	13,822	28,682
Median Household Income	\$45,149	\$58,938	\$65,240
Total Employees	9,284	36,467	51,107



INTERIOR PICTURES



FLOORPLAN



SURVEY

See Unrecorded Plat:
 Entitled: Property Of Somerset Properties
 Dated : October 29, 1991
 By: Associates Surveyors

Orientation Based On
 Plat Book 27, Page 281

Vicinity Map Not To Be
 Subject Address: 1915 Jamestown
 Morganton, N.C. 28655

Jamestown Road S.R. 1142

Turning Point Services Inc.
 Deed Book 1608
 Page 306

Plat Book 27
 Page 281
 Lot - 1

Plat Book 27
 Page 281
 Lot - 2

NOTES:

- 1 - Area By Coordinate Geometry
- 2 - NCGS Horizontal Control Is Within 2000 Ft.
- 3 - Survey Does Not Convey To Title Or Ownership
- 4 - Total Number Of Lots - 1
- 5 - Total Acreage = 4.402 Acres
- 6 - Property Zoned: IND
- 7 - Building Setback Lines:
 Front-30 Ft Side-15 Ft Rear-20 Ft
- 8 - Iron Pipe Or Rebar At All Corners Unless Otherwise Noted.
- 9 - No Preliminary Evaluation By A Licensed Soil Scientist For On-site Septic Systems For The Individual Lots Has Been Done And Burke County Environmental Health Office Has No Liability, Or Fault, In Lots That May Denied Or Percol To Have Alternate On-site Sewer Systems.
- 10 - Property Is Not In A Flood Plain As Per Burke County FIRM Community Panel No. 37102700000, Dated Month: 09/05/2007
- 11 - All Distances are Horizontal Ground Distances (Unless Otherwise Noted.)
- 12 - Watershed: None
- 13 - Public Water Is Available To This Site

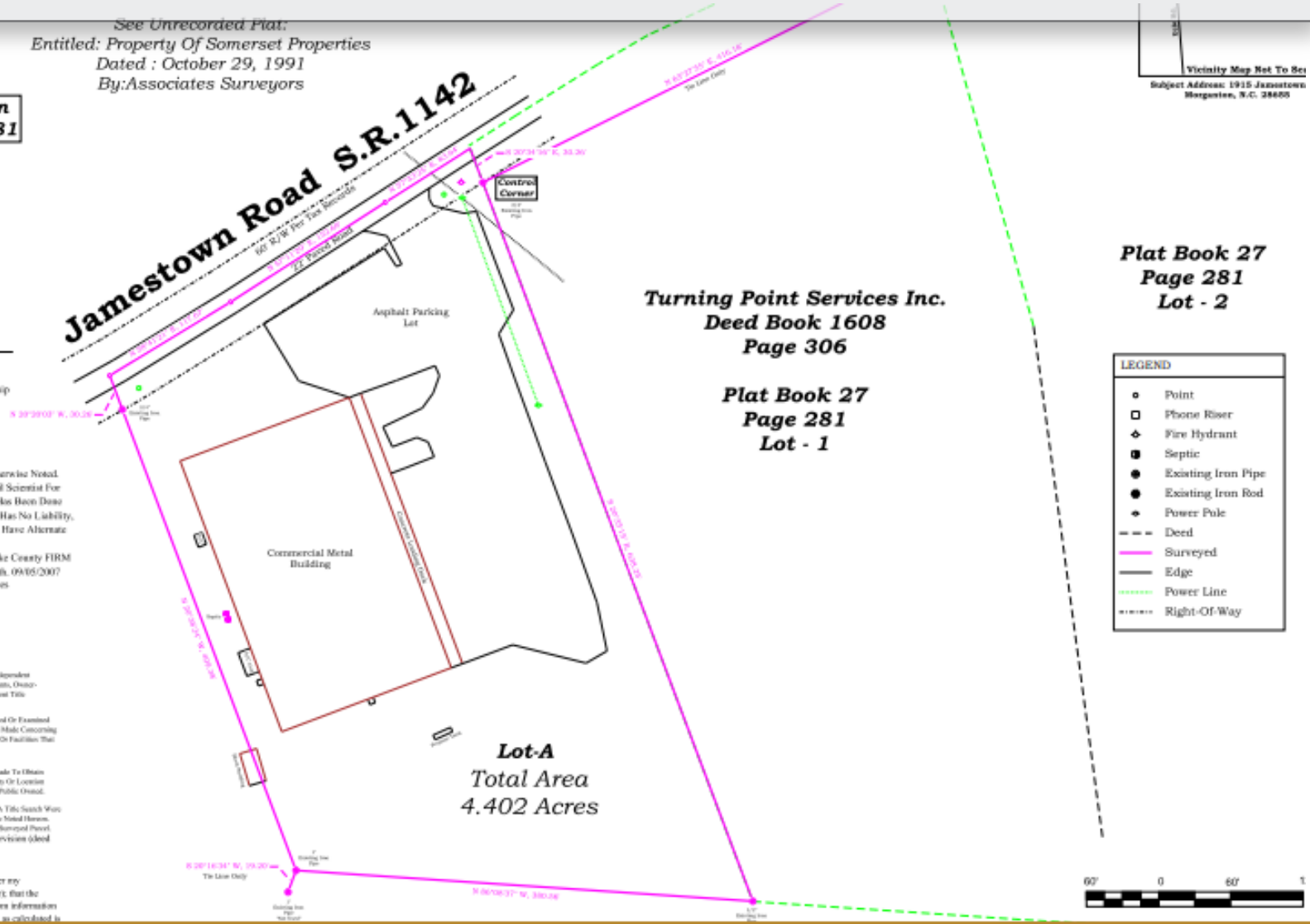
NOTE: The Professional Surveyor Has Made No Investigation Or Independent Search For Encumbrances Of Record, Encroachments, Easements, Condemns, Outstanding Title Evidence, Or Any Other Facts That An Accurate And Current Title Search May Disclose.

NOTE: Subsurface And Environmental Conditions Were Not Surveyed Or Examined Or Considered As Part Of This Survey. No Evidence Or Statement Is Made Concerning The Existence Of Underground Or Overhead Conditions, Contaminants Or Features That May Affect The Use Or Development Of This Property.

NOTE: In Providing This Boundary Survey No Attempt Has Been Made To Obtain Or Show Data Concerning Easements, Size, Depth, Condition, Capacity Or Location Of Any Utility Existing On The Site, Whether Private, Municipal Or Public Owned.

NOTE: No Abstract Of Title, Site Title Commitment, Or Results Of A Title Search Were Forwarded To The Surveyor. All Documents Of Record Reviewed Are Noted Herein. There May Exist Other Documents Of Record That May Affect This Surveyed Parcel, supervision from an actual survey made under my supervision (date)

I, Benjamin W. Dula, certify that this plat was drawn under my description recorded in Book 1116, page 432, etc. (others); that the boundaries not surveyed are clearly indicated as drawn from information found in Book 1608, page 306; that the ratio of precision as calculated is



LEGEND	
○	Point
□	Phone Riser
◆	Fire Hydrant
■	Septic
●	Existing Iron Pipe
●	Existing Iron Rod
+	Power Pole
---	Deed
---	Surveyed
---	Edge
---	Power Line
---	Right-Of-Way





**FOR MORE
INFORMATION:**

Jenny Eckard
828.320.8989
jenny@commercialfirst.net

3031 N Center St.
Hickory, NC 28601

www.commercialfirst.net