

INDUSTRIAL BLDG. FOR LEASE

325 SPENCER ROAD NE & 3RD AVENUE DRIVE CONOVER, NC 28613



AERIAL



Tate Blvd.



Highland Ave. NE

Blue Ridge Truck & Trailer



Spencer Rd NE

DETAILS

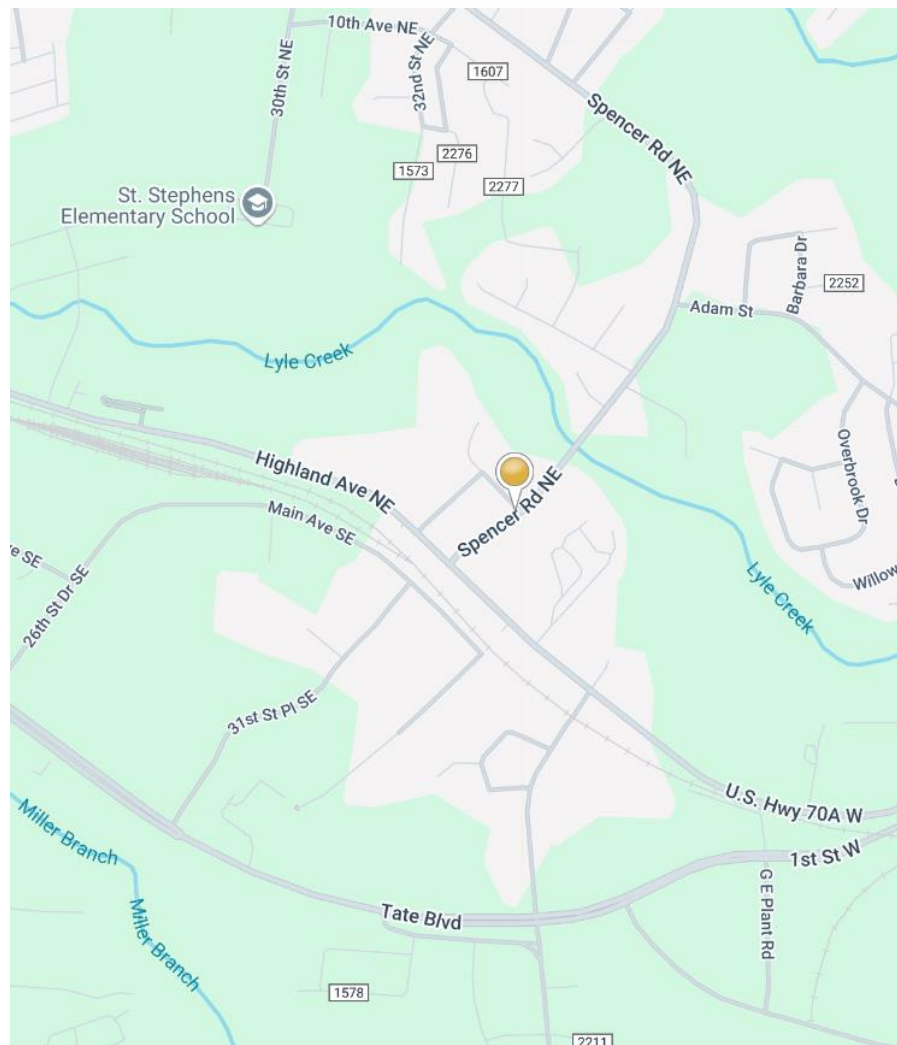
SPECIFICATIONS

Price:	\$Call for Pricing
SF:	Warehouse (50,247 +/- SF) Office (4,925 +/- SF)
Acres:	7.66 +/-
Ceiling Height:	12' - 19'
Zoning:	IND
Year Built:	1978

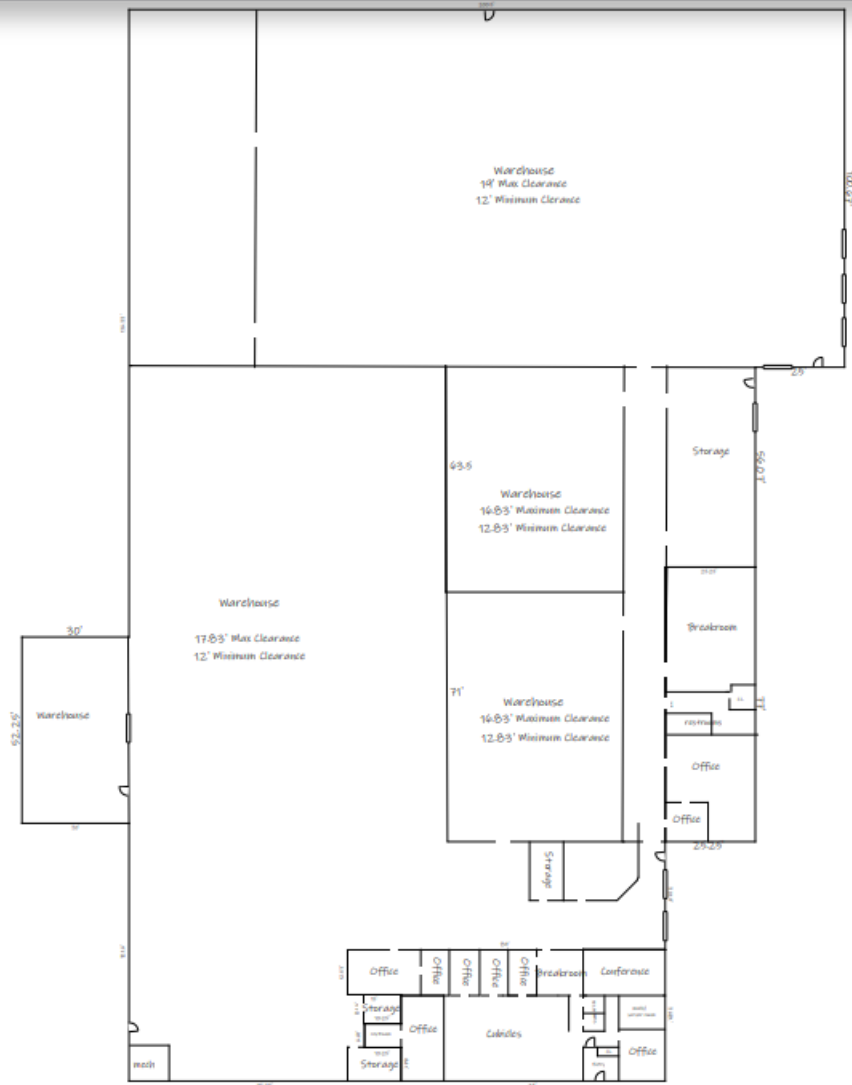
This industrial building in Catawba County offers warehouse, manufacturing, and professional office space, making it versatile for various business operations. A portion of the building is climate-controlled, providing both heated and cooled areas and portions of the building feature tall ceilings, ideal for storage or manufacturing. The building has a brick front for a professional appearance, complemented by a metal roof. Located only 1.8 miles from Interstate 40 ensures excellent accessibility for transportation and logistics. Building is also sprinkled.

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



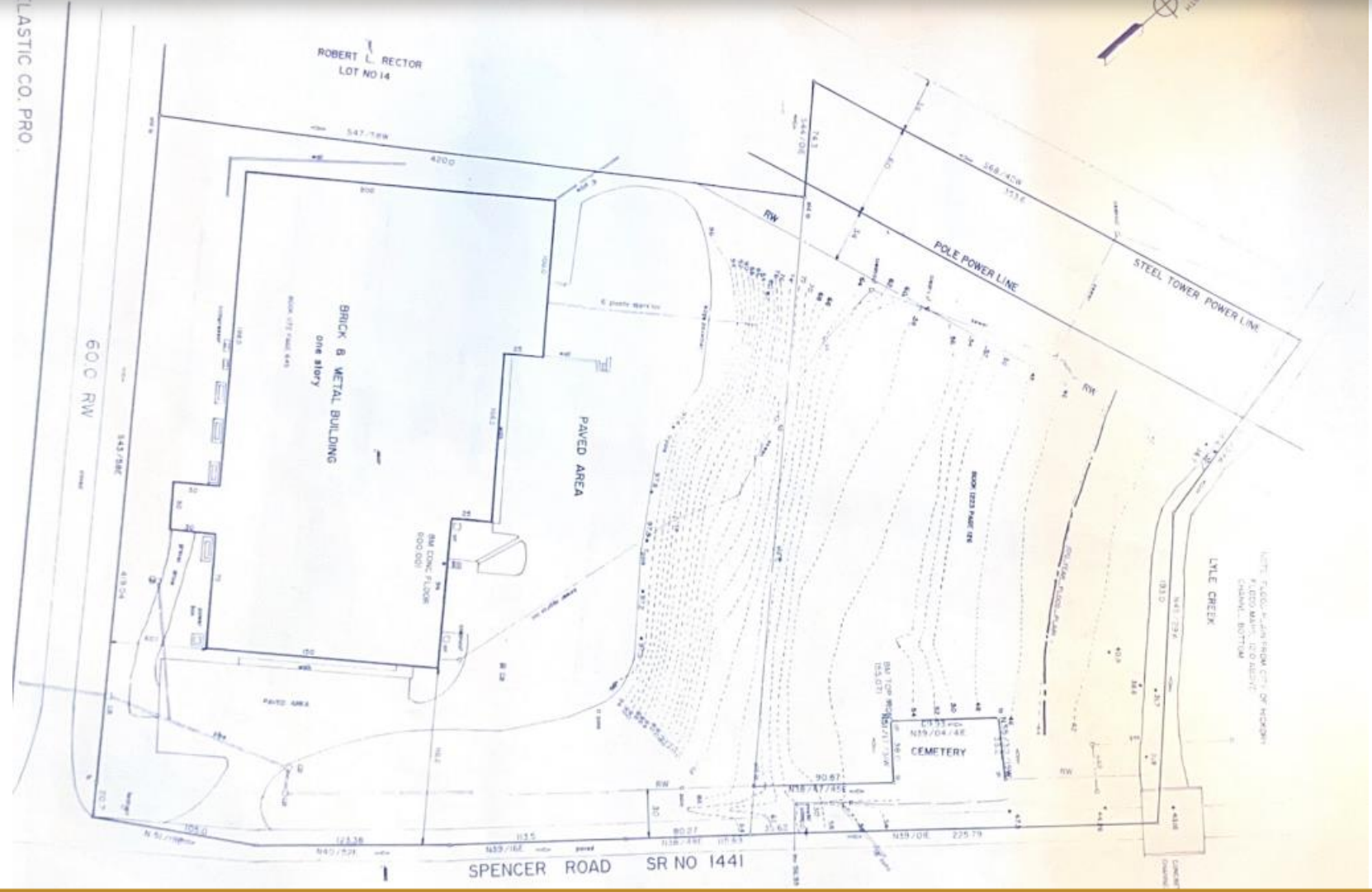
FLOORPLAN



SURVEY

TOWN MAP
SUPREME ELASTIC CO. PRO.

- 13
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- 5
- 4
- 3
- 2
- 1



INTERIOR PICTURES





FOR MORE INFORMATION:

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