



INDUSTRIAL BUILDING
230 US HIGHWAY 52 SOUTH
ALBEMARLE, NORTH CAROLINA

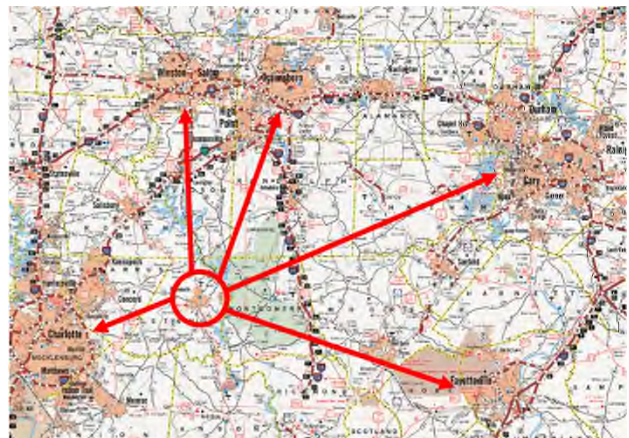


GENERAL

9,600 Square Foot Concrete Block Industrial Building on a 2.5 acre lot. This building will work well for manufacturing, distribution, or service business. Building has 17 foot ceiling heights. The 2 offices, reception, and restroom area is insulated with heating and AC. The warehouse/manufacturing area is heated and has fans for cooling. There are 4 dock high doors and one large drive through door.

ACCESSABLE

- IMMEDIATE ACCESS TO 4 LANE NC 24/27
- 30 MINUTES TO I 485 LOOP
- 1 HR TO CHARLOTTE DOUGLAS INTERNATIONAL
- 3 HOURS TO WILMINGTON DEAPWATER PORT
- CENTRAL TO NORTH CAROLINA'S MAJOR CITIES AND AIRPORTS
- ELECTRIC, WATER, and SEWER ALL PROVIDED BY THECITY OF ALBEMARLE
- TELECOMMUNICATION AND BROADBAND PROVIDED BY SPECTRUM and WINDSTREAM. Synchronous Gigabyte service available.
- Gas available through Piedmont Natural Gas.





CONTACT: MARK DONHAM – CITY OF ALBEMARLE
704-984-9419; mdonham@albemarlenc.gov