

INDUSTRIAL SPACE FOR SALE IN CONOVER

1826 BRIAN DRIVE NE CONOVER, NC 28613



COMMERCIAL



FIRST

AERIAL

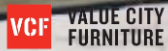


McLin Creek Rd N

Brian Drive

Comfort Drive NE

(Hwy 70/Conover Blvd. E)



DETAILS

SPECIFICATIONS

Price:	\$1,850,000
SF:	23,400 +/- (5,000 +/- SF is office space)
Acres:	3.01 +/-
Zoning:	M-1
Year Built:	1987

Rare find! Newly renovated industrial building located in the industrial hub of Conover, NC just off I-40! Electrical and plumbing have been updated, freshly painted inside and out, new heat and hot water heater. Building is heated and cooled, has 3-phase power, 2 loading docks, and 3 drive in doors.

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 PICTURE





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FOR MORE INFORMATION:

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