

# 10 +/- ACRES INDUSTRIAL LAND

3346 CANSLER CIRCLE NEWTON, NC 28658





# AERIAL



Exit 33



VONDREHLE  
CORPORATION

Hwy 10  
5 miles

DOLLAR GENERAL

Startown Road (11,154 CPD)

Lincolnton  
9 Miles

W Maiden Rd (7,504 +/- CPD)



Cansler Circle



Hickory  
13 Miles

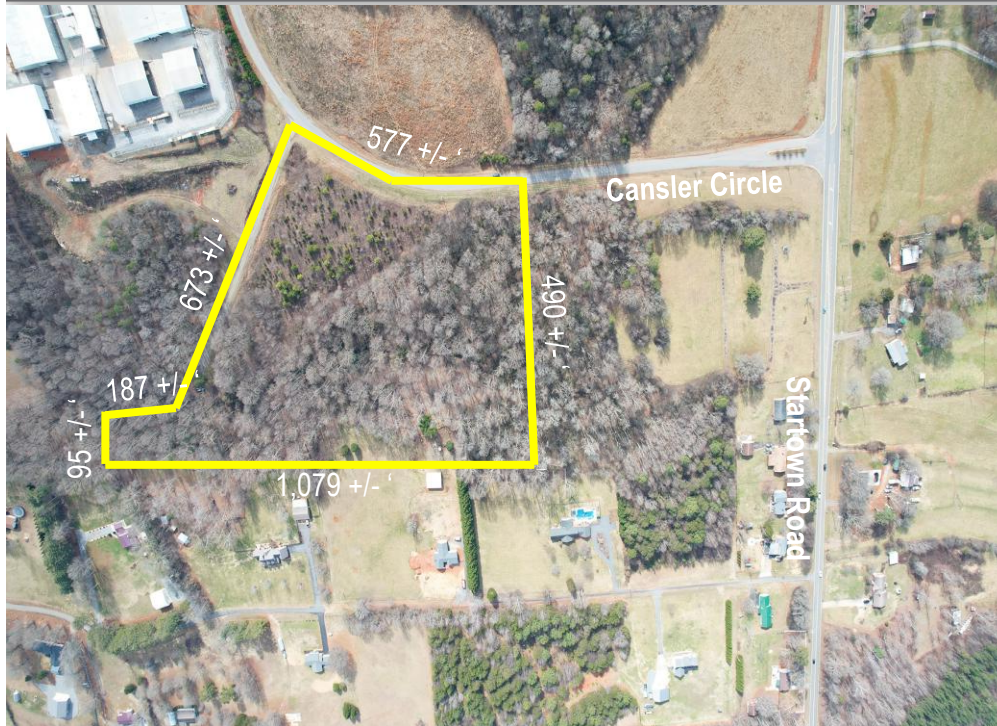
COMMERCIAL



FIRST



# DETAILS



## SPECIFICATIONS

**Price:** \$630,000

**Acres:** 10.62 +/-

**Zoning:** 321 – ED(I)

10.62 Acres nestled in Cansler Crossing Industrial Park with quick access to Hwy 321 and Hwy 10. Just North off Exit 33 (Startown Rd.), the location is 8/10 of a mile from the Apple Data Center, VonDrehle Manufacturing Center, and Sunpower Corporation. Water, Sewer, phone and Internet are available.

\*Please contact Town of Maiden for any zoning questions.

\*Property has been annexed into the Town of a Maiden.

## DEMOGRAPHICS

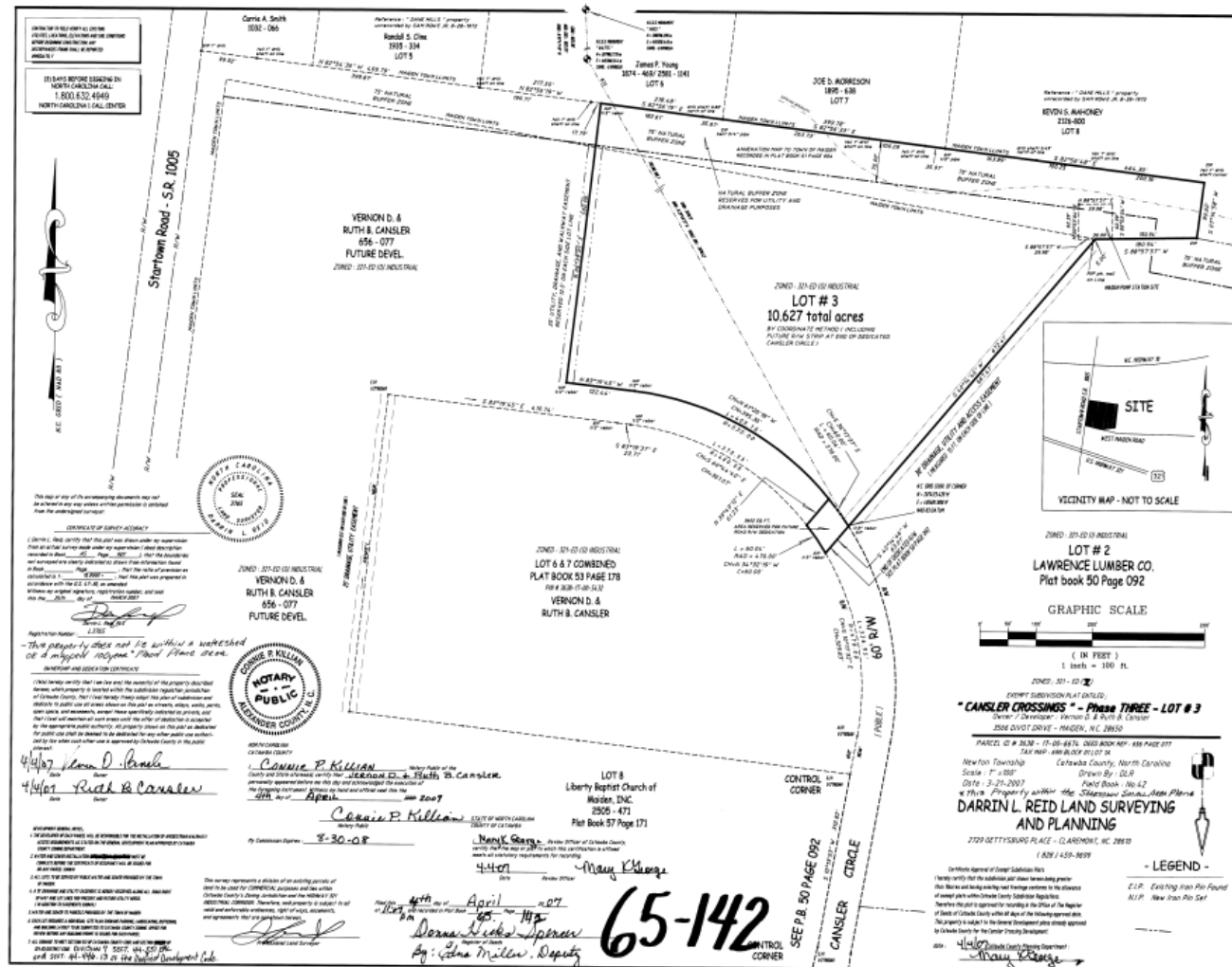
	1 Mile	3 Mile	5 Mile
Total Population	1,845	17,054	33,876
Total Households	751	7,109	14,046
Median Household Income	\$41,983	\$39,978	\$40,625
Total Employees	816	6,221	9,882

# SITE PLAN





# SURVEY



## FOR MORE INFORMATION:

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Commercial Real Estate

Site Selection

