

INDUSTRIAL BUILDINGS FOR SALE/LEASE

3340 & 3350 20th AVENUE SE NEWTON, NC 28658



AERIAL



DETAILS

SPECIFICATIONS

Sales Price: \$2,200,000

Lease Price: \$4.50/SF NNN

SF: 3340 (22,648 SF) 3350 (25,137 SF)

Ceiling Height: 3340 (15'10") 3350 (15'1")

Acres: 2.90

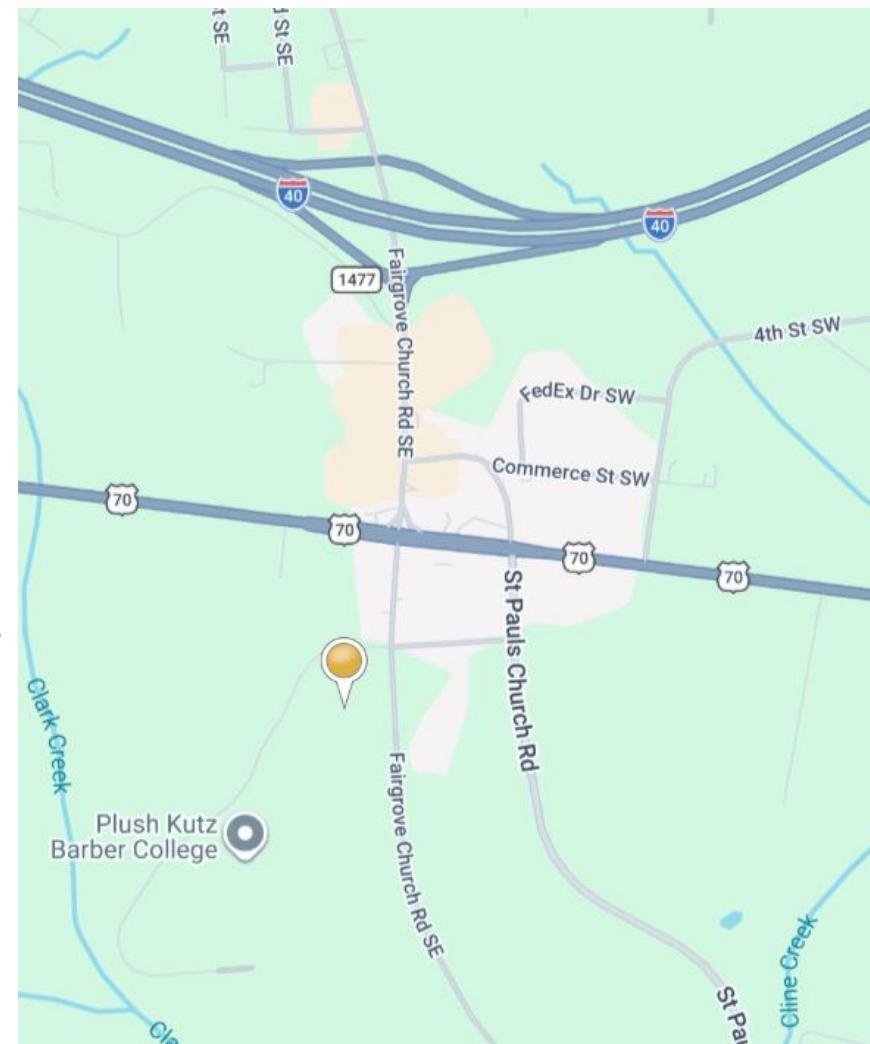
Zoning: IND

Excellent opportunity to acquire two industrial warehouse buildings offered together in the highly desirable Fairgrove Business Park in Newton, North Carolina. Ideally located with quick and easy access to Interstate 40, this property is well-positioned for distribution, light manufacturing, or logistics users seeking functional industrial space in the Catawba County market.

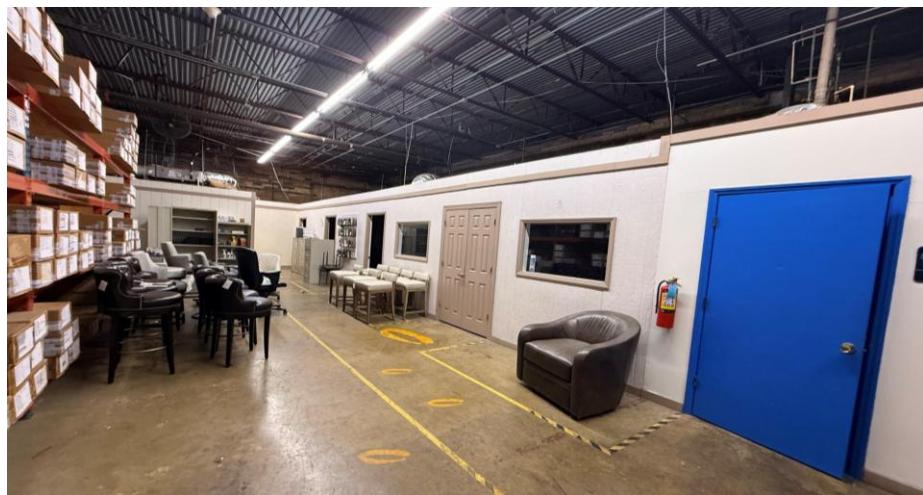
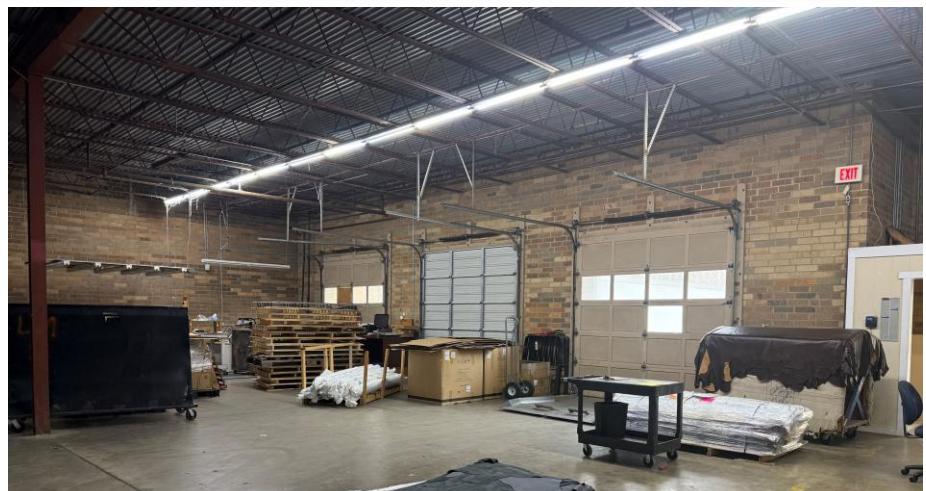
The offering includes approximately 25,000 SF in one building and 23,000+ SF in the second building, providing a combined footprint of over 48,000 square feet. Both buildings feature 15-foot clear ceiling heights, sprinkler systems, and three-phase power, making them well-suited for a wide range of industrial operations.

Loading and access are excellent, with one building equipped with four dock-high loading doors and one drive-in door, and the second building featuring four dock-high loading doors. One structure also benefits from a brand-new TPO roof, reducing near-term capital expenses and improving long-term efficiency.

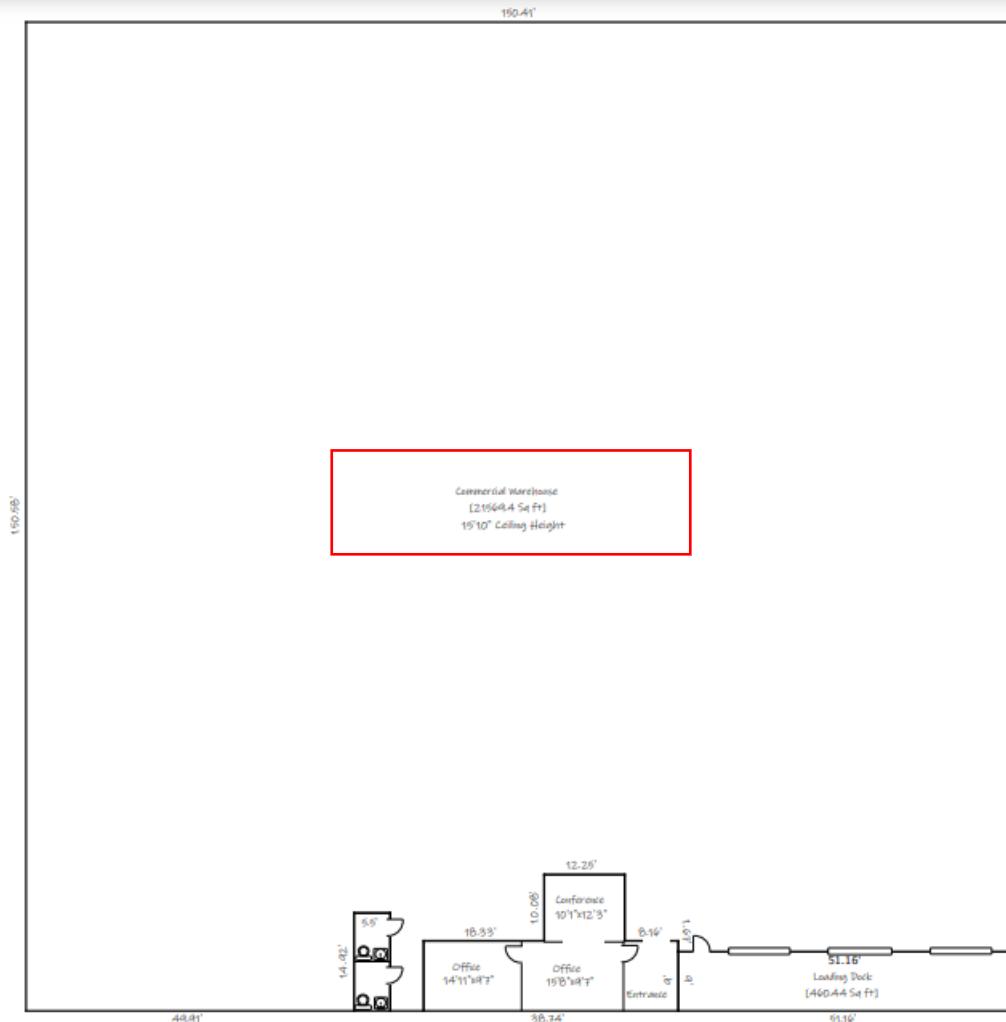
Located in an established industrial corridor with strong regional connectivity, this property offers functionality, accessibility, and scalability for an owner-user or investor. Both buildings built in 1979.



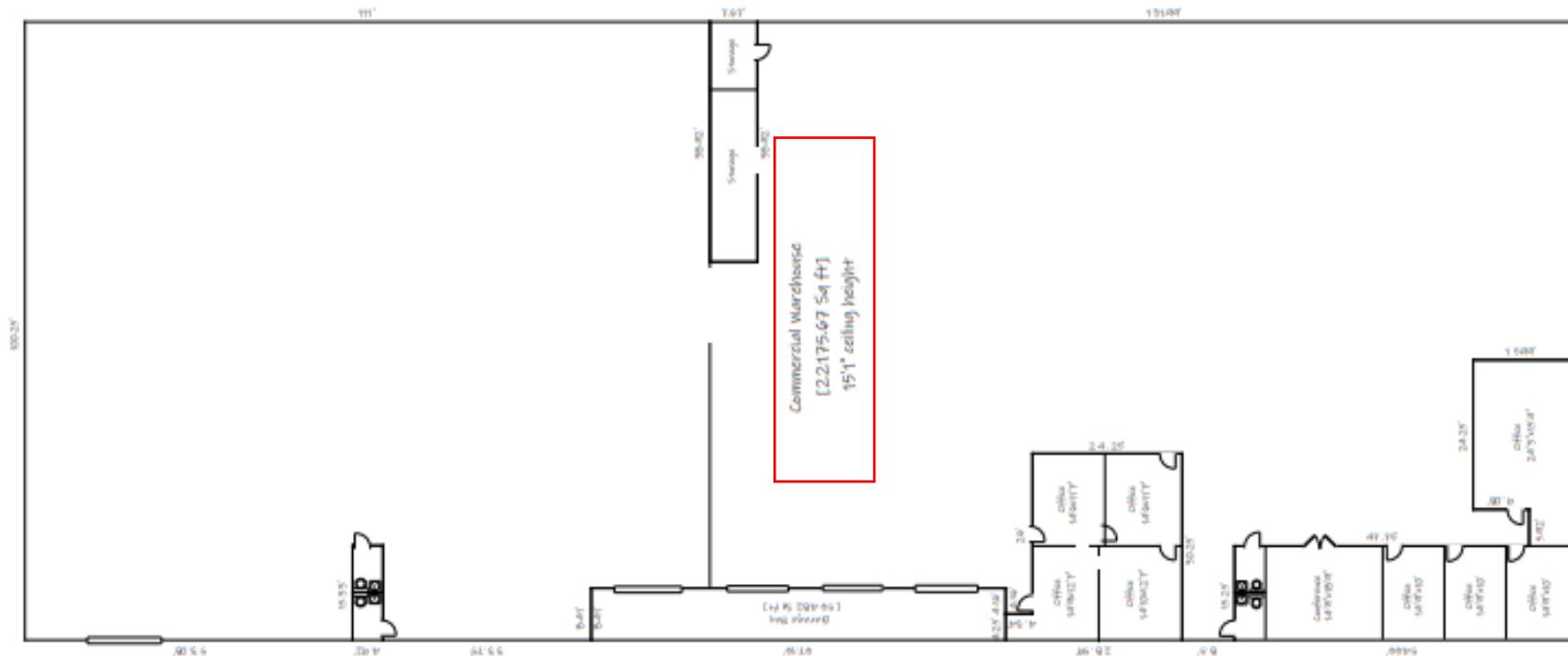
INTERIOR PICTURES



FLOORPLAN - 3340 20TH AVENUE SE



FLOORPLAN – 3350 20TH AVENUE SE





FOR MORE INFORMATION:

Jenny Eckard
828.320.8989
jenny@commercialfirst.net

3031 N Center St.
Hickory, NC 28601

www.commercialfirst.net