

INDUSTRIAL SPACE FOR LEASE IN CONOVER

633 4TH STREET PLACE SW CONOVER, NC 28613



AERIAL



DETAILS

SPECIFICATIONS

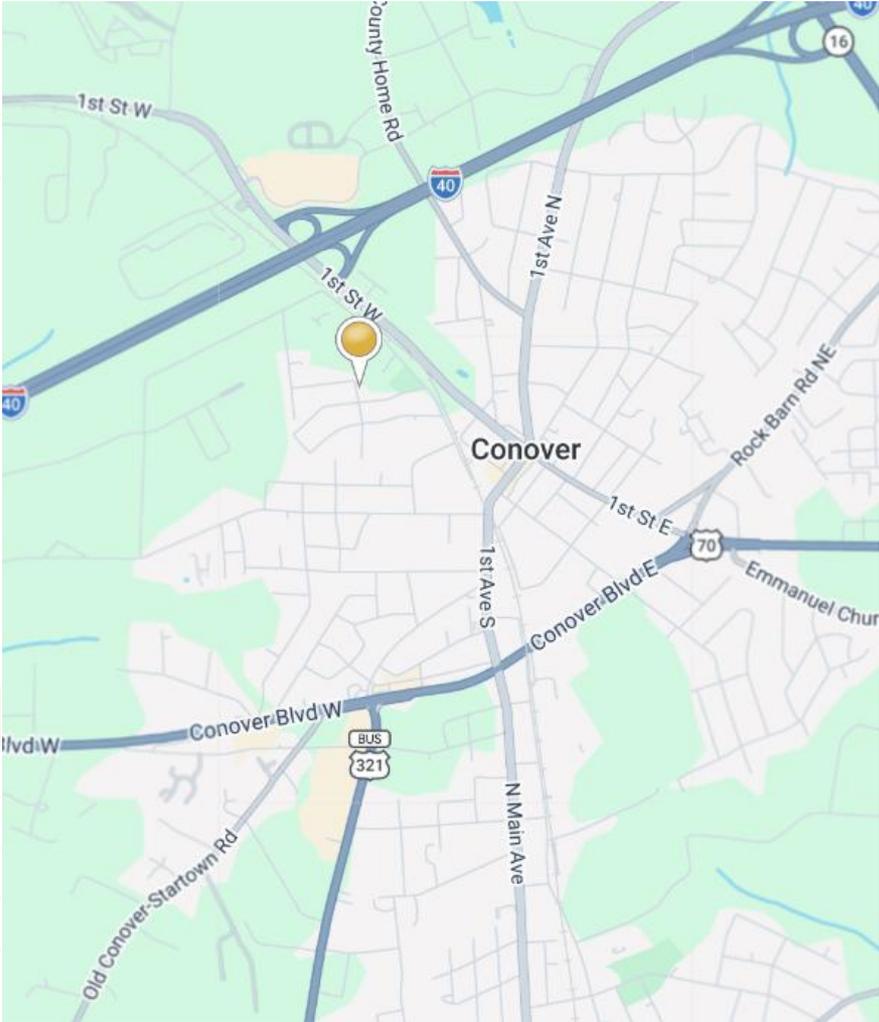
Price: \$5.50/SF (Gross Lease)

SF: 42,047 +/-

Ceiling Height: 12.1' - 14.3'

Zoning: M-1

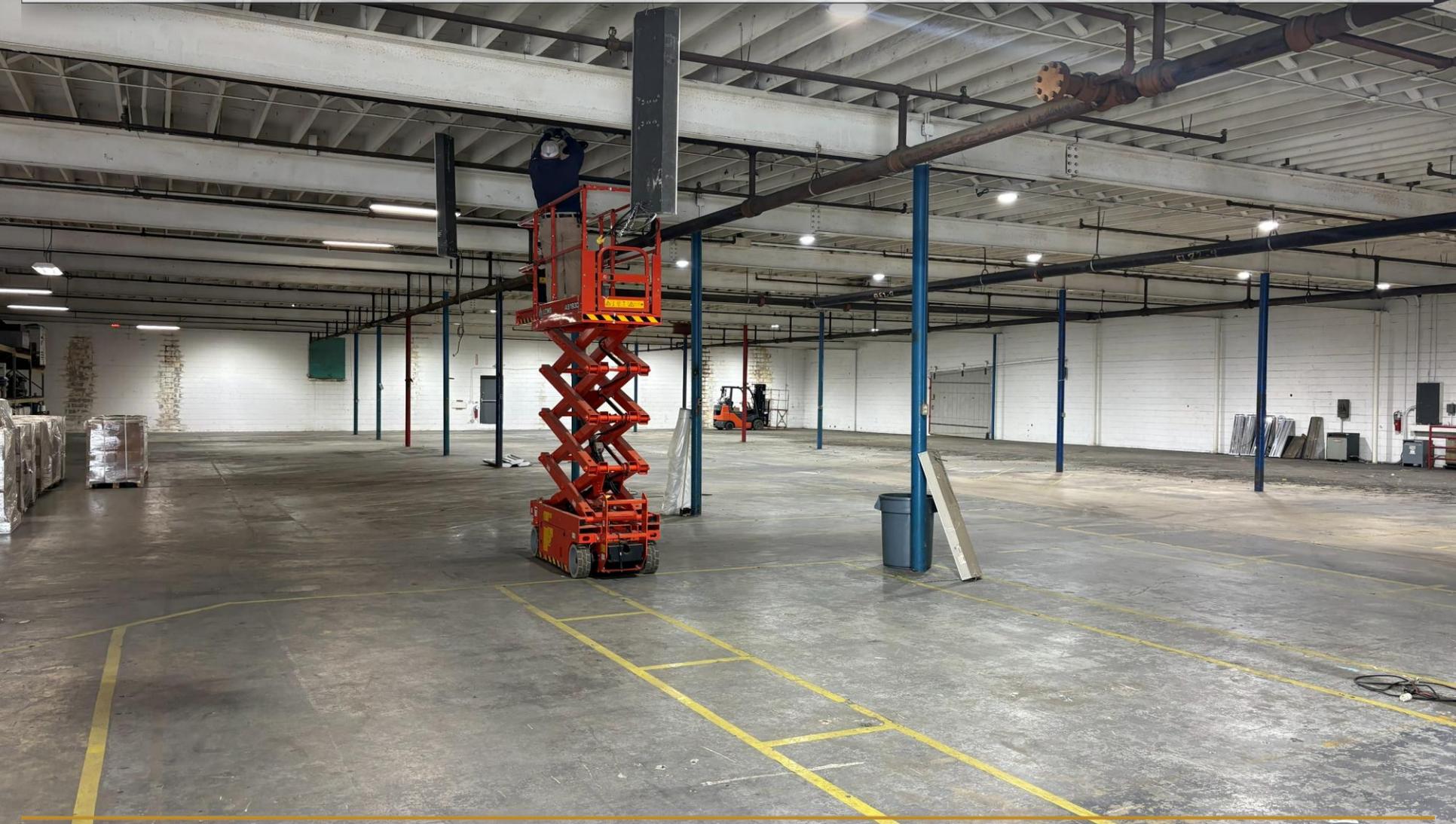
Flexible industrial space available in Conover offering 20,000 SF or up to 40,000 SF including office space. This heated facility is well-equipped for manufacturing, warehouse, or distribution users. Features include: 480V, 3-phase power, 1 drive-in door (forklift access), 1 dock-height door, 1 truck-height door, sprinklered building. Functional layout with the ability to accommodate a variety of industrial operations. Convenient Conover location with easy regional access.



DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
Total Population	5,141	32,440	68,404
Total Household	2,182	13,822	28,682
Median Household Income	\$45,149	\$58,938	\$65,240
Total Employees	9,284	36,467	51,107

INTERIOR

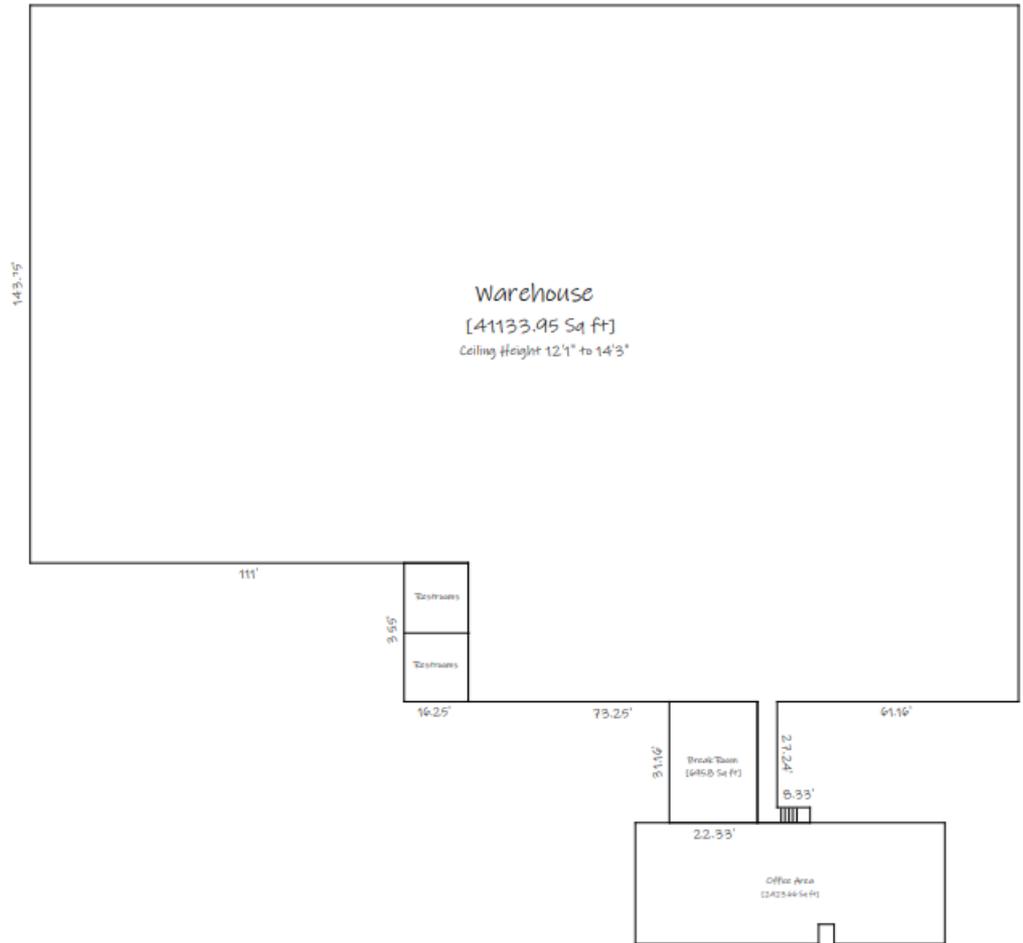


FLOORPLAN

Gross Building Area - 42,407 SF

(does not include office area)

250.41'





**FOR MORE
INFORMATION:**

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