

# 31K SF INDUSTRIAL BUILDING FOR LEASE/SALE

2011 N MAIN AVENUE NEWTON, NC 28658



# AERIAL

Distance to I-40  
2.3 miles



Ridgeview Mills Redevelopment  
165 apartments  
3,000 SF Commercial Space

Distance to Hwy 16  
1.5 miles



Land portion not  
included in sale

Distance to Bus 321  
.7 miles



North Main Ave (6,574 +/- CPD)

E 20th Street (6,547 +/- CPD)

# DETAILS

## SPECIFICATIONS

Lease Price:	\$4.95/SF
Sales Price:	\$2,099,000
SF:	31,000 +/-
Acres:	3.25 +/-
Zoning:	M-1

Prime Industrial Building 31,000 SF – High Visibility Hard Corner in Newton

This exceptional industrial property offers a rare combination of space, accessibility, and visibility. Situated on a hard corner with a stoplight in Newton, this 3.25 Ac site provides excellent exposure and easy access for logistics and operations. The industrial building features 15' ceilings, making it ideal for warehousing, manufacturing, or distribution. Building is fully conditioned. Currently has 2 dock doors, 1 ground level door with opportunity to add more.

## 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





**FOR MORE  
INFORMATION:**

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