

# NEW 24K-73K SF +/- INDUSTRIAL BUILDING FOR LEASE

FAIRGROVE CHURCH RD. & TATE BLVD. CONOVER, NC 28613



# AERIAL



1 mile  
INTERSTATE  
40

Farrington Church Rd. (6,000 +/- CPD)

CATAWBA VALLEY  
HEALTH SYSTEM

HAWORTH

UNITED  
SEWING MACHINE SALES

WESLEY HALL

Late Blvd. (7,700 +/- CPD)

# DETAILS

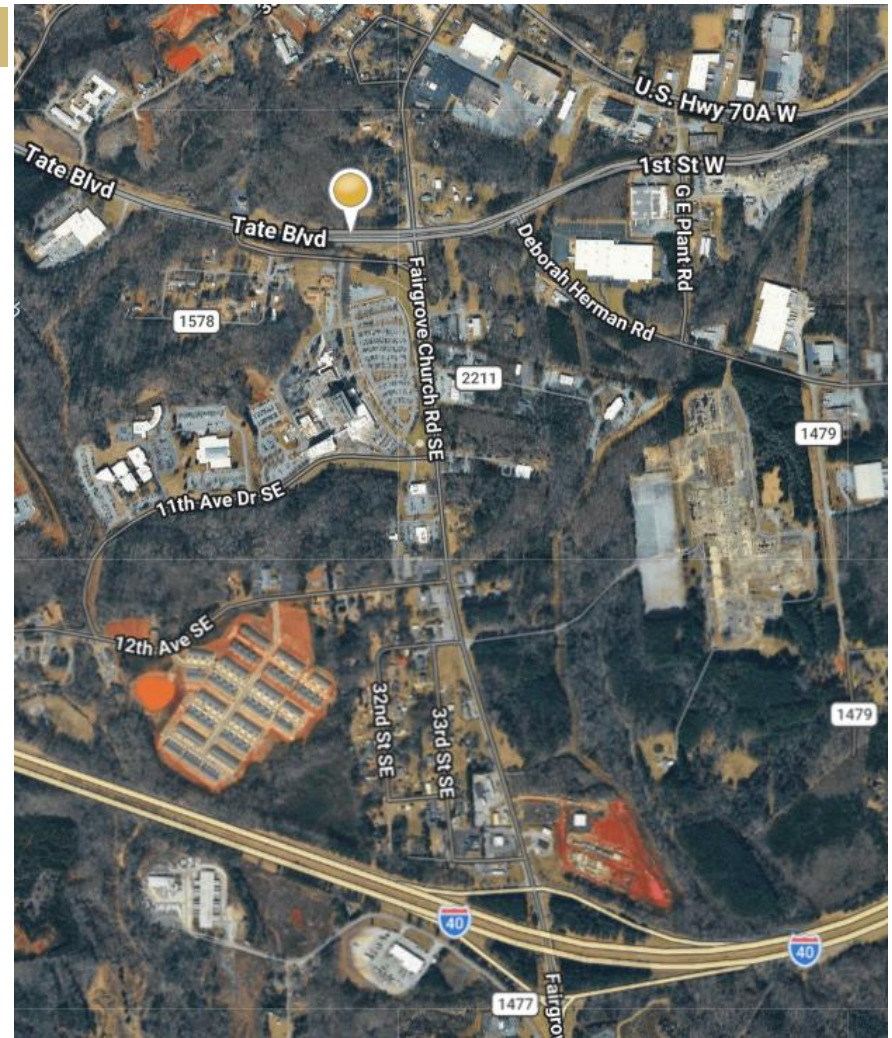
## SPECIFICATIONS

### New Industrial Development - Up to 73,500 SF Available

Class A industrial facility under construction at Tate Blvd & Fairgrove Church Rd, just 1 mile from I-40 Exit 128.

- \$10.95/SF
- Up to 73,500 SF available
- Divisible to 24,500 SF
- 30' clear heights
- Dock-high and drive-in loading
- Modern Class A construction designed for efficient operations
- Adjacent to new SiteOne Landscape Supply facility within a growing industrial corridor
- Immediate access to I-40 for efficient regional and interstate distribution
- Strategic location serving major North Carolina markets and Southeast logistics networks
- Access to a strong local labor pool supporting manufacturing, warehousing, and distribution operations

Occupancy anticipated Spring 2027. Flexible leasing options for manufacturing, distribution, logistics, and industrial users.



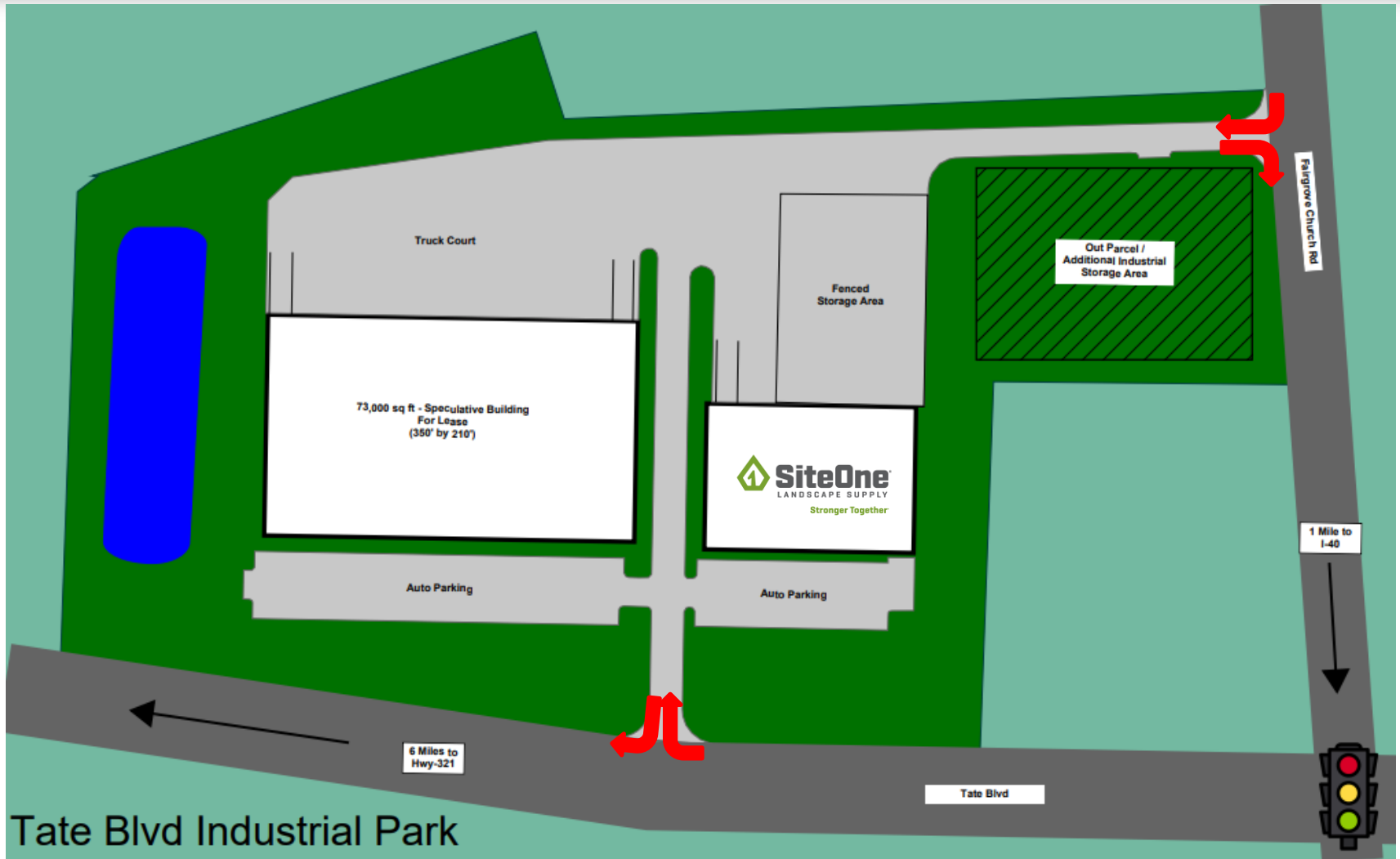
# SITE RENDERING

---





# SITE PLAN



Tate Blvd Industrial Park



**FOR MORE  
INFORMATION:**

Ryan Lovern  
828.446.8266  
[ryan@commercialfirst.net](mailto:ryan@commercialfirst.net)

3031 N Center St.  
Hickory, NC 28601

[www.commercialfirst.net](http://www.commercialfirst.net)