

INDUSTRIAL BUILDING FOR SALE OR LEASE

409 MORGAN STREET VALDESE, NC 28690



COMMERCIAL



FIRST

AERIAL



DETAILS

SPECIFICATIONS

Price:	\$2.00/SF for lease OR \$689,000 (REDUCED)
SF:	34,500 +/-
Acres:	4.27 +/-
Zoning:	IND
Ceiling Height:	12'5"

34,500 +/- sf building in Valdese for sale or lease on over 4 acres. Building is fully sprinkled, gated, has new lighting and a new roof installed in the summer of 2023. Ceiling height is 12'5".

DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
Total Population	7,281	36,777	72,484
Total Household	2,878	15,948	30,186
Median Household Income	\$47,164	\$57,096	\$65,226
Total Employees	11,305	39,206	52,803



INTERIOR PICTURES





FOR MORE INFORMATION:

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