



**3889 U.S. 321-A – Sawmills, NC**  
**5,013 Sq. Ft. (Total) – 8.85 Acres**

**SALE PRICE:** \$400,000      **LEASE PRICE:** Would Consider      **ZONING:** Industrial

**ELECTRICITY PROVIDER:** Duke Energy      **NATURAL GAS PROVIDER:** Piedmont Natural Gas

**WATER PROVIDER:** Town of Sawmills      **SEWER PROVIDER:** Septic System

**COMMERCIAL AIRPORT:** Charlotte-Douglas International      **DISTANCE:** 59.90 Miles (One Way)

**REGIONAL AIRPORT:** Hickory Regional Airport      **DISTANCE:** 10.40 Miles (One Way)

**DISTANCE TO NEAREST INTERSTATE (I-40):** 11.9 Miles      **NCPIN:** 276651782

**CEILING HEIGHT:** 18'-20' (in 3,750 sq. ft. space)      **PARKING:** Gravel

**ADDITIONAL INFORMATION**

The large parcel features a fenced entrance and is partially fenced throughout. The larger building has 3,750 sq. ft., while the office area has 1,263 sq. ft. Previously used by a utility company, this site features ample cleared space that would be suitable for a trucking company or other similar type of operation. The larger building features three spacious drive-in doors and 3-phase power.

**OWNER:** Chris Holman  
Harold Holman

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