



PEPSI COLA BOTTLING CO.

47 Duke Street · Granite Falls, NC

31,690 Sq.Ft.

2.07 Acres

SALE PRICE: \$360,000

LEASE PRICE: Negotiable

ZONING: Commercial

CEILING HT: 15' Clear

LOADING DOCKS: Yes (4)

FLOORS: Concrete

HVAC: Yes

SPRINKLERS: Yes

ELECTRICITY PROVIDER: Town of Granite Falls

OFFICES: Yes

NATURAL GAS PROVIDER: Piedmont Natural Gas, Lenoir

GAS LINE SIZE: 4" Main; 1 ¼ " Line

WATER PROVIDER: Town of Granite Falls

WATER LINE SIZE: 8" Main

SEWER: Town of Granite Falls

RAIL ACCESS: No

DISTANCE TO CALDWELL COUNTY TRANSLOAD FACILITY: 7.20 Miles (One Way)

COMMERCIAL AIRPORT: Charlotte-Douglas International Airport

DISTANCE: 57.33 Miles (One Way)

DISTANCE TO NEAREST INTERSTATE (I-40): 7.44 Miles

ADDITIONAL INFORMATION

Great location in downtown Granite Falls. Within one mile of US Highway 321. Excellent building for office distribution, warehousing, etc. Brick with full fencing around the back parameter of the building. Dock-in drive through. Very neat & clean.

BROKER: Steven Boyd, Weichert Realtors

CONTACT #: 828-304-1000