



FABRICS & MORE BUILDING

572 South Main Street/US Highway 321 · Granite Falls, NC

17,000 Sq.Ft.

3.6 Acres

SALE PRICE: \$1,750,000

LEASE PRICE: Negotiable

ZONING: Commercial

CEILING HT: 8' – 16'

LOADING DOCKS: Yes (1)

FLOORS: Concrete

HVAC: Yes

SPRINKLERS: No

ELECTRICITY PROVIDER: Duke Energy

OFFICES: Yes

NATURAL GAS PROVIDER: Piedmont Natural Gas, Lenoir

GAS LINE SIZE: 8" Main

WATER PROVIDER: Town of Granite Falls

WATER LINE SIZE: 10" Main

SEWER: Town of Granite Falls

COMMERCIAL AIRPORT: Charlotte-Douglas International Airport

DISTANCE: 54.85 Miles (One Way)

DISTANCE TO NEAREST INTERSTATE (I-40): 4.96 Miles

ADDITIONAL INFORMATION

This building is located on US Highway 321 & is directly across from Shoppes at Rivercrest, a thriving retail shopping complex. Less than five miles from I-40, this building would serve as an excellent retail space, small showroom or car lot. There is also a metal fence that surrounds the property.

BROKER: Larry Tuttle, Tuttle Realty

CONTACT #: 828-758-7053