



**3518 North Main St. Granite Falls  
12,600 Sq. Ft.**

**LEASE PRICE:** \$2.85/Sq-Ft      **ZONING:** Industrial      **CEILING HEIGHT:** 14'

**ELECTRICITY PROVIDER:** Town of Granite Falls      **NATURAL GAS:** Available

**WATER PROVIDER:** Town of Granite Falls      **SEWER PROVIDER:** Town of Granite Falls

**COMMERCIAL AIRPORT:** Charlotte-Douglas International      **DISTANCE:** 59.5 Miles (One Way)

**REGIONAL AIRPORT:** Hickory Regional Airport      **DISTANCE:** 9.0 Miles (One Way)

**DISTANCE TO NEAREST INTERSTATE (I-40):** 10.2 Miles

**ADDITIONAL INFORMATION**

Warehouse space located in the Pleasant Park Properties in Granite Fall NC. Facility has 3 docks and 2 ground level doors. The ground level doors are 18' each. There are no offices or bathrooms, strictly warehouse space. No sprinklers. Building is in very good condition. Lease price includes taxes and insurance.

**BROKER:** Tim Scaer Foundation Real Estate

**CONTACT:** (828) 612-0776