

1 South Main Street (Industrial) – Granite Falls

64,161 Sq. Ft.



Availability

For Sale: Yes

For Lease: Yes

Zoning: General Manufacturing

Price: \$3,300,000

Utilities

Capacity: 3 Phase Power

Electricity Provider: Town of Granite Falls

Natural Gas Provider:

Water Provider: Town of Granite Falls

Sewer Provider: Town of Granite Falls

Rail Access: Adjacent

NC Pin #: 2775839792

Transportation:

Commercial Airport: Charlotte-Douglas International

Regional Airport: Foothills Regional Airport

Nearest Interstate: (I-40)

Distance: 56 Miles (One Way)

Distance: 17 Miles (One Way)

Distance: 8 Miles (One Way)

Description:

Exceptional industrial/commercial property on 4.6 acres in downtown Granite Falls, offering 64,161 total square feet across main, lower, and office levels with a loading dock and abundant warehouse/storage space. The versatile layout is ideal for manufacturing, distribution, storage, or redevelopment with excellent access to Hwy 321. Purchase for \$3,300,000 with a 3-year leaseback and 2-year renewal option for immediate income potential or buy for \$2,800,000 with vacancy within 60 days. A rare owner-user or investment opportunity with highly flexible terms. 4 dock and 1 drive in doors.

Contact Information:

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