



## 3471 Morganton Boulevard – Gamewell NC

71 Acres



### Availability

**For Sale:** Negotiable

**For Lease:** N/A

**Zoning:** Industrial

**Price:** N/A

### Utilities

**Capacity:** 3 Phase Power

**Electricity Provider:** Duke Energy

**Natural Gas Provider:** Piedmont Natural Gas

**Water Provider:** Caldwell County

**Sewer Provider:** None

**Rail Access:** No

**NC Pin #:** 2727104318

### Transportation:

**Commercial Airport:** Charlotte-Douglas International

**Regional Airport:** Foothills Regional Airport

**Nearest Interstate:** (I-40)

**Distance:** 74.3 Miles (One Way)

**Distance:** 2.6 Miles (One Way)

**Distance:** 10.70 Miles (One Way)

### Description:

Located off N.C. 18 at the Caldwell/Burke County line, this property is just a short distance from Foothills Regional Airport and only minutes away from Interstate 40. The property has been zoned for Industrial use and already has public water service. Land can be broken up into separate parcels, and pricing will depend on the amount of land requested and location.

### Contact Information:

Broker: Ben Griffin

Ben Griffin Realtors

Phone: (828) 302-8531