



47 Duke St. – Granite Falls NC, 28630

2.08 Acres 31,690 Sq. Ft.



## Availability

**For Sale:** Yes

**For Lease:** N/A

**Zoning:** General Manufacturing

**Price:** \$1,950,000

## Utilities

**Capacity:** 3 Phase Power

**Electricity Provider:** Town of Granite Falls

**Natural Gas Provider:** Piedmont Natural Gas

**Water Provider:** Town of Granite Falls

**Sewer Provider:** Town of Granite Falls

**Rail Access:** No

**NC Pin #:** 2775932027

## Transportation:

**Commercial Airport:** Charlotte-Douglas International

**Regional Airport:** Hickory Regional Airport

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

**Distance:** 57 Miles (One Way)

**Distance:** 6 Miles (One Way)

**Distance:** 8 Miles (One Way)

## Description:

47 Duke Street in Granite Falls offers over 31,000 square feet of versatile industrial space on a two-acre site. Formerly a Pepsi plant and brewery, the property includes a large warehouse, multiple office areas, lobby spaces, and a full commercial kitchen—ideal for manufacturing, distribution, or expanding operations. A rare, ready-to-use facility with room to grow.

## Contact Information:

Broker: Nick Isenhour

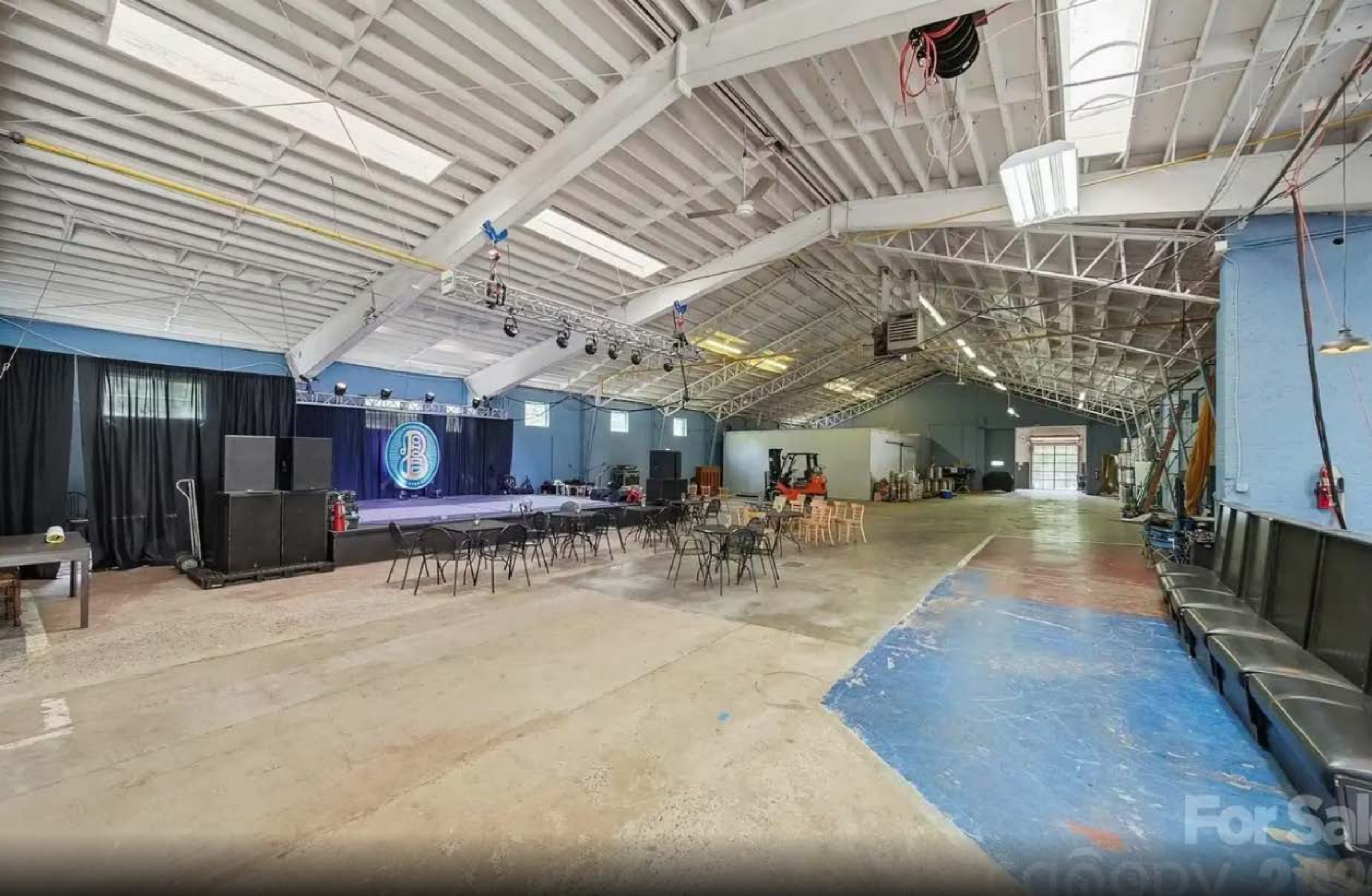
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For Sale



For Sale



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