



5 Madison Ave. – Granite Falls NC, 28630

2 Acres



## Availability

**For Sale:** Negotiable

**For Lease:** Negotiable

**Zoning:** Industrial

**Price:** N/A

## 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:** Adjacent

**NC Pin #:** 2775845009

## Transportation:

**Commercial Airport:** Charlotte-Douglas International

**Regional Airport:** Hickory Regional Airport

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

**Distance:** 58 Miles (One Way)

**Distance:** 6.8 Miles (One Way)

**Distance:** 8.8 Miles (One Way)

## Description:

This versatile one-story industrial property offers approximately 20,000 square feet of functional warehouse space on 2 acres, making it ideal for distribution, light manufacturing, or storage operations. The primary structure features a durable metal exterior, a gabled roof, and a spacious 100ft by 200ft building. The site includes asphalt-paved areas suitable for parking and vehicle circulation, and the building presents in overall good condition with solid construction quality. With industrial zoning and ample land area, the property provides flexibility for operational needs and potential future enhancements.

## Contact Information:

Caldwell County Economic Development

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