



219 LAUREL AVE. GROVER, NC 28073

+/- 230,000 SQ FT



Contact Broker

Cam Cass

Phone: (919) 800-1326

Email: ccass@colony-commercial.com

PROPERTY OVERVIEW

Property Details:

- Building Size: 230,000 Total SQ FT
 - +/- 12,000 SF office (2 stories)
 - Basement: 19,400 SQ FT
- 14.65 acres
 - 2.33 ac on adjacent land parcel
- Clear Heights: 14'3" - 20'
 - Basement: 15'
- 7 dock-high / 3 drive-in / 1 grade-level
 - Basement: 1 dock-high and 1 grade-level



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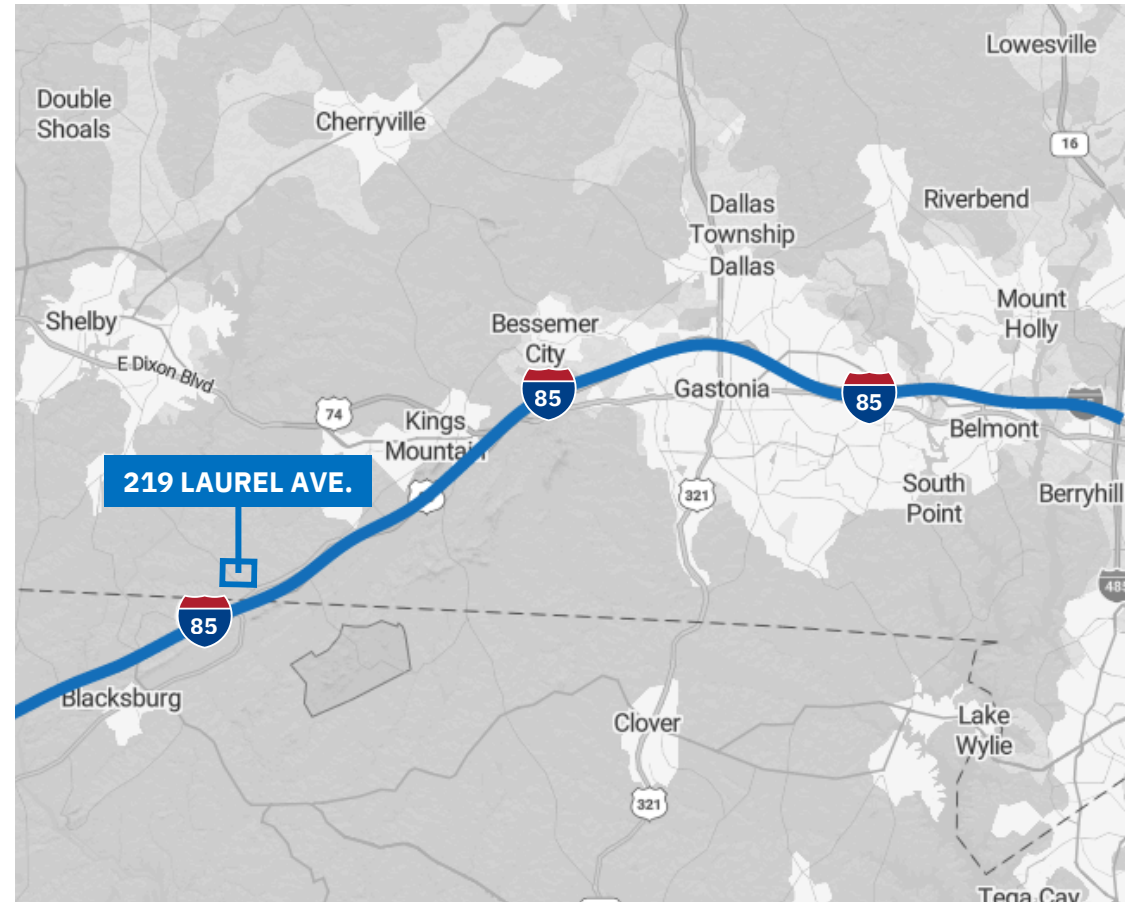
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PROPERTY OVERVIEW

Property Details:

- Zoning: Light Industrial
- Service 1 - 3 x 1,250 kVA transformers with 2 x 4,000 amp switchgear, 575 volts
- Service 2 - 1 x 50 kVA transformer, 575 volts
- Membrane roof replaced in 2016
- Wet sprinkler system
- Fully fenced-in truck court
- Seller to lease back a portion of the building post-closing



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PROPERTY IMAGES



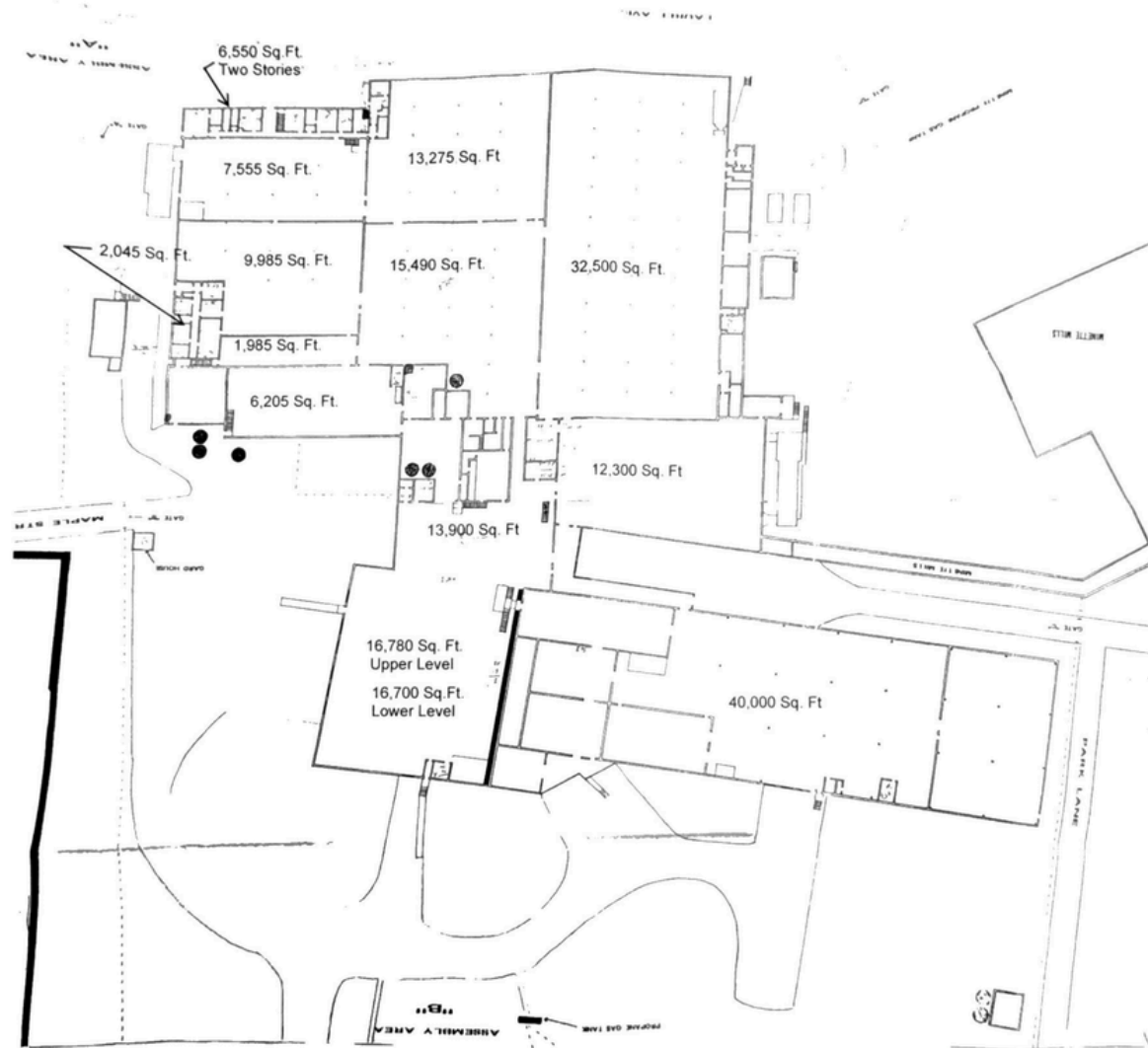
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PROPERTY FLOOR PLAN



WHY GROVER, NORTH CAROLINA?

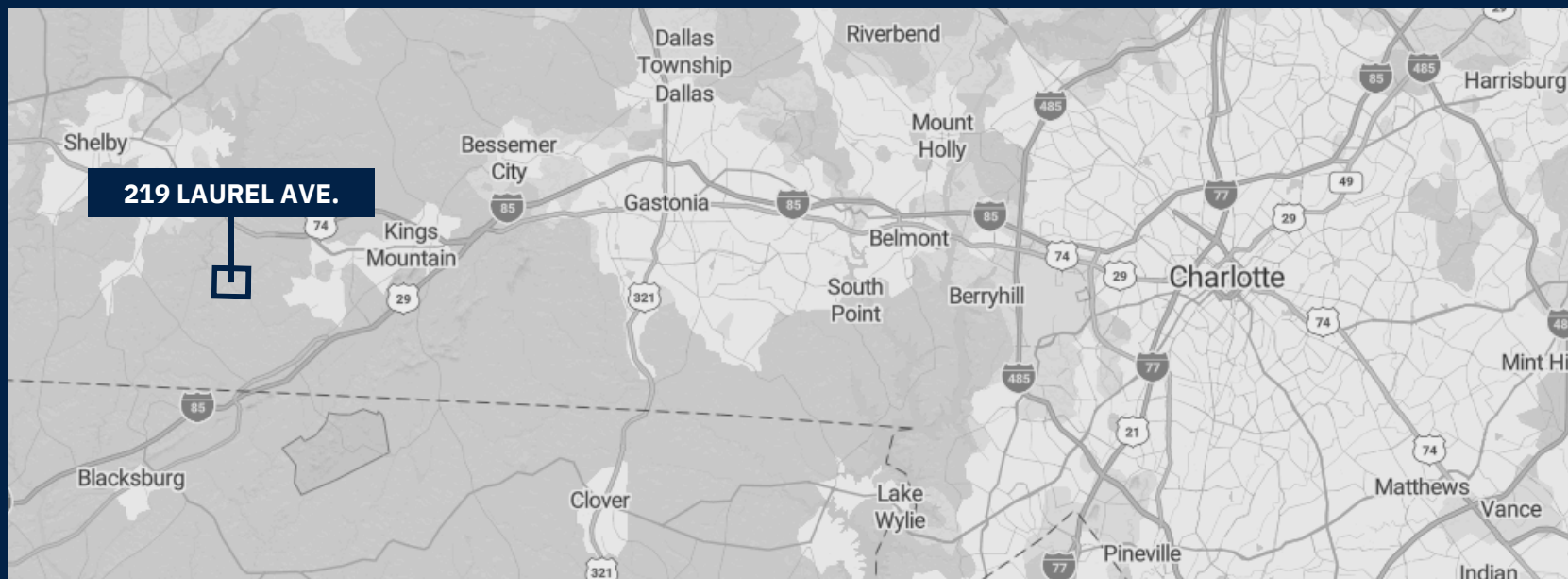
Positioned right on the North Carolina–South Carolina line, Grover is well suited for manufacturing, distribution, and other industrial users. The site sits minutes from I-85 and US-29, putting Charlotte within a 42-mile reach and Spartanburg within 35, giving businesses fast access to two major regional markets.

Market Advantages

- Positioned in a rapidly growing industrial corridor along the NC/SC border
- Deep regional labor pool
- Competitive incentive programs
- Reduced operating costs versus larger metro markets

Proximity & Access

- Immediate access to I-85 and US-29
- 10 minutes from the \$1 billion Catawba Town Kings Casino Resort
- 40 minutes to Charlotte Douglas International Airport
- 50 minutes to Greenville-Spartanburg International Airport





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