



# 76,665 SF INDUSTRIAL SPACE AVAILABLE FOR SUBLEASE

1000 Chain Drive  
Morganton, NC 28655



118-C W. Union Street  
Morganton, NC 28655  
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# 1000 Chain Drive

## Property Overview

Well-located industrial opportunity in the heart of Western North Carolina, offering **76,665 square feet** of functional warehouse/manufacturing space with immediate access to **I-40 at Exit 98**. Positioned in Morganton's established industrial corridor, this facility provides excellent regional connectivity to Charlotte, Asheville, Hickory, and the greater Southeast.

Ideal for distribution, manufacturing, warehousing, or logistics users seeking a strategic location with strong access and versatile loading capabilities.

### PROPERTY HIGHLIGHTS

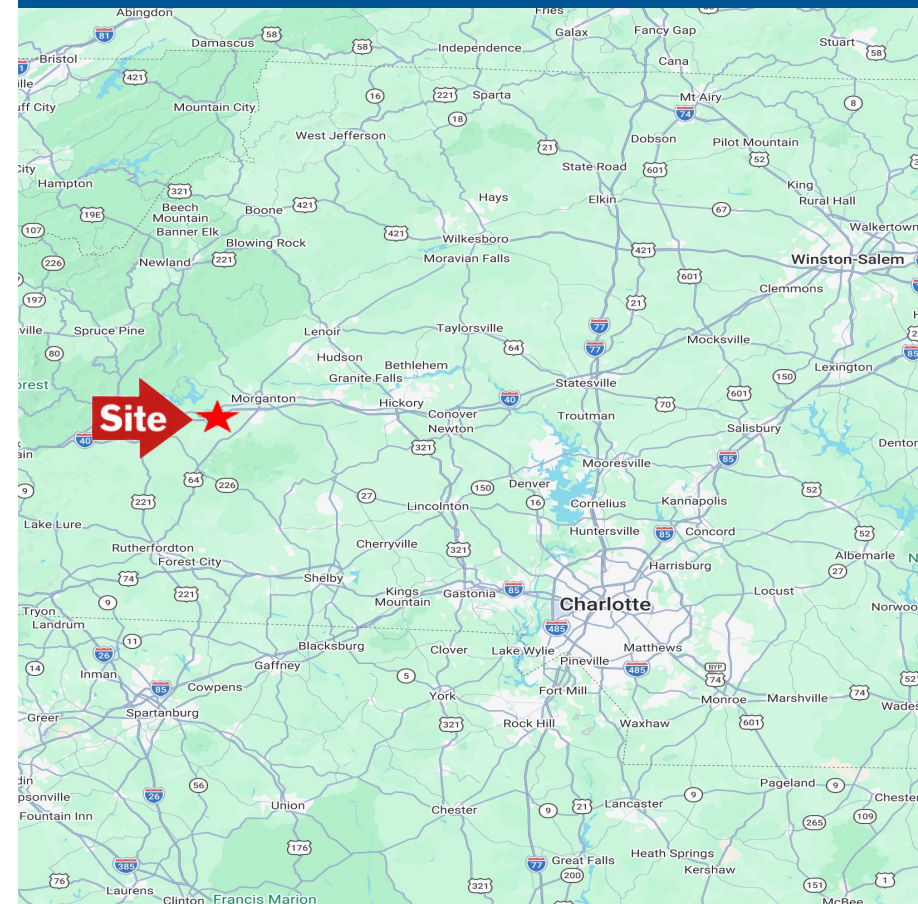
- **76,665 SF** industrial space available for sublease
- **Three (3) drive-in doors**
- **One (1) dock-high loading door**
- Convenient access to **Interstate 40 – Exit 98**
- Located in Morganton's established industrial market
- Efficient access to major NC population centers including Charlotte and Asheville
- Functional layout suitable for warehouse, manufacturing, or distribution uses
- Ample truck circulation and employee parking
- Rare large-block availability in Burke County market
- Strong labor draw from Morganton, Hickory, and surrounding counties

### DEMOGRAPHICS (2025)

	3 miles	5 miles	10 miles
Population	7,997	17,162	61,060
Projected Pop.	8,103	17,570	61,883
Avg. HH Income	\$83,955	\$83,413	\$81,422

### TRAFFIC COUNTS

US 70	3,340 VPD
I-40	41,910 VPD
US 64	9,890 VPD



# 1000 Chain Drive

Aerial View

