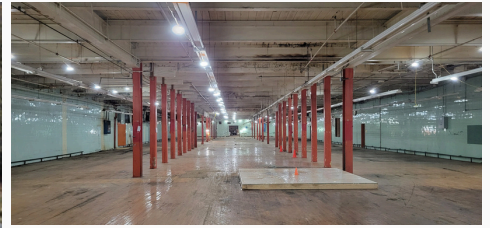


FOR SALE

1,700,000 \$

RMF ZONED WAREHOUSE IN
CHERRYVILLE, NC



THE CHERRYVILLE MILL

This unique industrial mill, located in the heart of Cherryville, NC, offers over 152,000 square feet of space on a 4.97 acre lot with over 996 feet of road frontage and RMF zoning. The property presents an exciting opportunity for redevelopment into apartments, townhomes, or mixed-use residential space. Both the city of Cherryville and Gaston County are eager to see this property repurposed and have voiced strong support for redevelopment. The mill retains much of its original character, with exposed brick walls, large wooden beams, and soaring ceilings that provide a distinctive and timeless aesthetic that would add character and appeal to any redevelopment project. Its strategic location just 0.4 miles from the developing downtown Cherryville places it at the center of a thriving area with several major housing projects underway within a one-mile radius. The area is set to experience significant economic growth, driven in part by a slated lithium mine expected to create thousands of new jobs; further increasing demand for housing. With ample space, prime road frontage, and the promise of future growth, this property offers a rare and compelling investment opportunity.

FEATURES

- ✓ Zoned RMF
- ✓ 152,250+ SF
- ✓ 4.97 Acres
- ✓ Ample Parking
- ✓ 996'+ of Road Frontage
- ✓ Historic Charm

INQUIRIES

☎ (704) 819-2361

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