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FOR IMMEDIATE RELEASE

Strategically Located Office Building Available for Sale or Lease in Catawba County

Newton, NC - April 18, 2024 - Businesses are invited to seize the opportunity to elevate their business presence in the region with a strategically located commercial real estate listing now available in Newton, NC. This 7,600 sq ft building is listed for both purchase and lease options to suit potential a buyer or tenant organization's needs.

Located at 2105 Northwest Boulevard, Newton, NC 28658, this well designed and maintained 2008 property provides easy access to Hickory, Statesville, Lincolnton, and Charlotte, as well as access to Catawba, Lincoln, Iredell, Alexander, Caldwell, Burke, and surrounding counties, making it an ideal headquarters for businesses seeking strategic positioning and accessibility.

The property features a welcoming front reception area, two expansive showrooms, four large flexible rooms suitable for cubicles or conference rooms, six private offices, a kitchen and dining room, and separate public/private bathroom facilities. Additionally, dedicated areas for storage, electrical, and server rooms, along with a janitorial closet, ensure optimal functionality for businesses of all types.

The building is well suited for businesses seeking a call center, general office space, or an office with customer-facing facilities.

Listed for purchase at \$1,980,000 and for lease at \$15,000 per month, this property represents an opportunity for businesses to establish or expand their presence in the region. To schedule a viewing or for more information, prospective buyers and tenants can contact:

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About Espin Realty: After 10 years in the Charlotte real estate industry, Gary Espin decided to open Espin Realty in 2015 in Denver, NC on the beautiful banks of Lake Norman. Since its creation, Espin Realty has become a staple in the greater Western LKN region real estate market. With over 25 years of combined experience in North Carolina real estate, Espin Realty prides itself on its dedication to its clients, presence as an independently owned and operated local business, and willingness to always put their clients interests first.

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