

# AVAILABLE

HWY 70 / 221 • MARION • NORTH CAROLINA

## INDUSTRIAL / DISTRIBUTION BUILD-TO-SUIT

*An approximate 7-acre graded / pad ready  
build-to-suit opportunity*

**SEE INSIDE FOR MORE INFORMATION!**



# Hwy 70 Marion, NC

*The Landlord, through G/M Property Group, LLC, as its exclusive agent, is soliciting offers for the build to suit opportunity located near the intersection of Hwy 70 and Hwy 221 in Marion, North Carolina 28752.*

## EXECUTIVE SUMMARY

### OFFERING TERMS

Great Meadows Inc., seek offers from qualified operators for a build to suit opportunity.

### INVESTMENT HIGHLIGHTS

- An approximate 7 acre graded and compacted parcel ready for development
- Located on Hwy 70 near the intersection of Hwy 70 / Hwy 221
- Utilities available at site (12" water line / 8" sewer line)

- Delivery time: 9-12 months
- Lease rate: Contact broker for details

### LOCATION

- Site fronts Highway 70 near the intersection of Highway 221
- Approximately six miles to Interstate 40 via four lane roads
- Fully signalized intersection to be constructed

### UTILITIES

- Water: 12" line
- Sewer: 8" line
- Gas: 8" steel line

### SITE DESCRIPTION

- Approximately 7 acres
- Cleared, graded and compacted site
- Utilities are located at the boundary of site
- Ready for building construction



## INVESTMENT SUMMARY

### PRICE

Contact broker for details

### GROSS LAND AREA

±7 Acres

### LEGAL

Portion of PIN: 0792-65-2170

### 2020 PROPERTY TAXES

TBD

### ZONING

C2 – General Business

### UTILITIES

- Water: 12" line
- Sewer: 8" line
- Gas: 8" steel line

## SITE DESCRIPTION

### LOCATION

- Marion, NC
- Near intersection of Hwy 70 / 221

### SHAPE

Rectangular

### ACCESS

Hwy 70 / Six miles from Interstate 40

### TOPOGRAPHY

Flat, compacted site

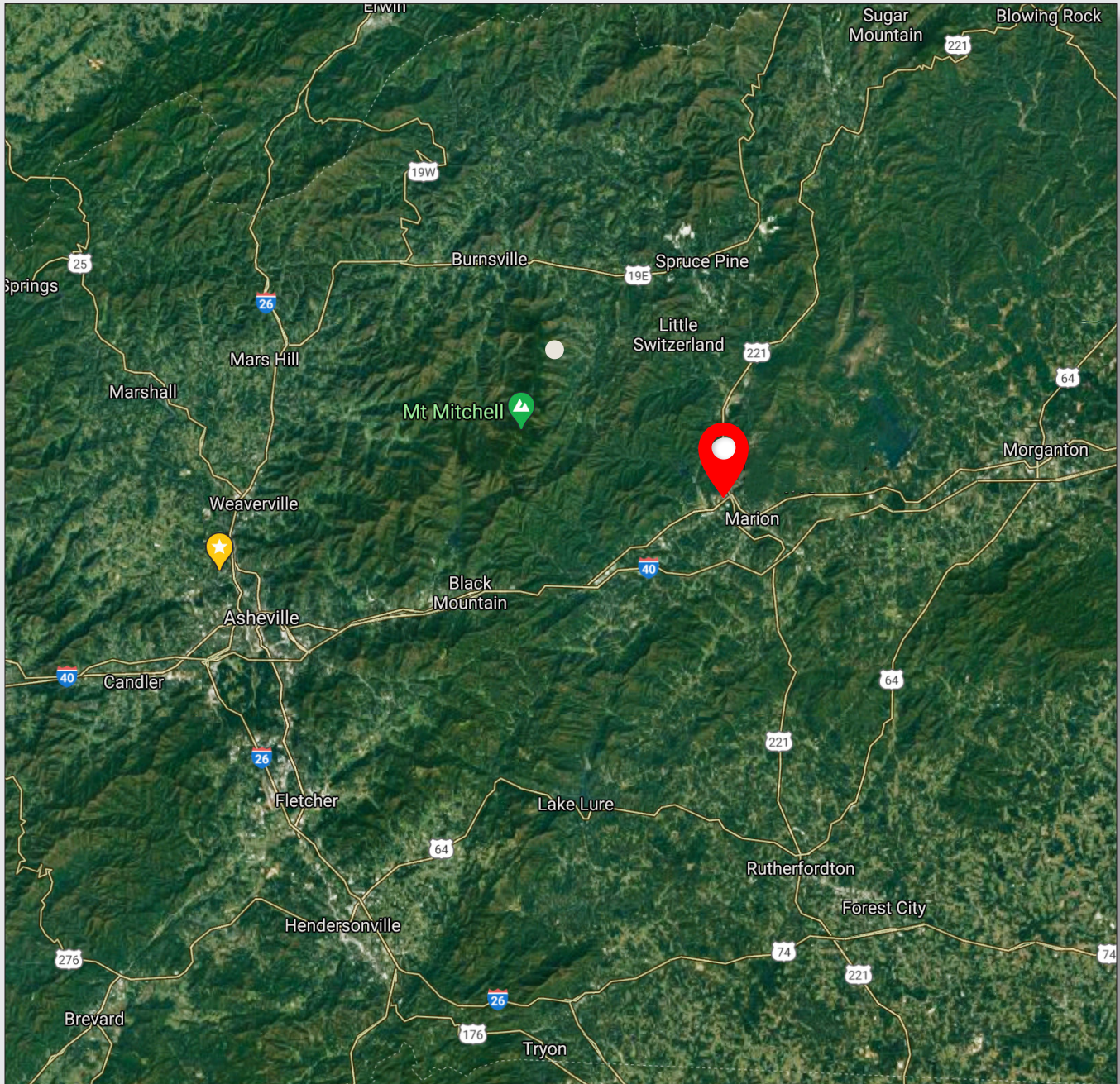
### ROAD FRONTAGE

Approximately 550ft

### SITE ATTRIBUTES

- Graded and compacted site ready for construction
- Availability of utilities
- Build to Suit for tenant's need





*All information is from sources deemed reliable.  
No warranty nor representation is made as to the accuracy thereof and all information above is subject to errors, omissions or change without notice.*



Keaton Edwards

## FOR MORE INFORMATION

Please contact Keaton Edwards at G/M Property Group, LLC

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