

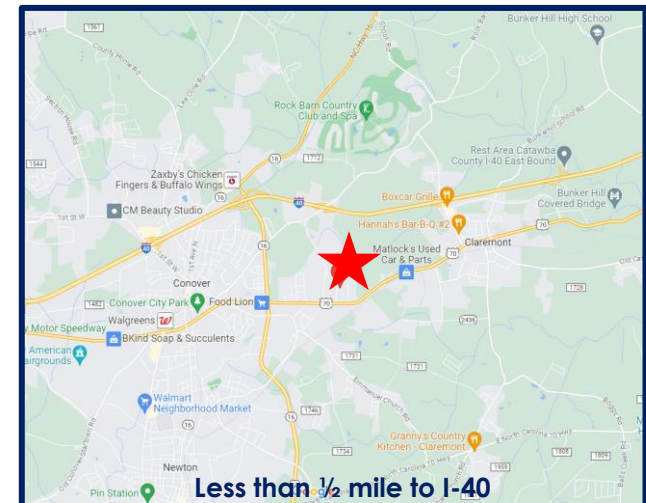
# INDUSTRIAL FOR LEASE



**1014 1<sup>st</sup> St W  
Conover**

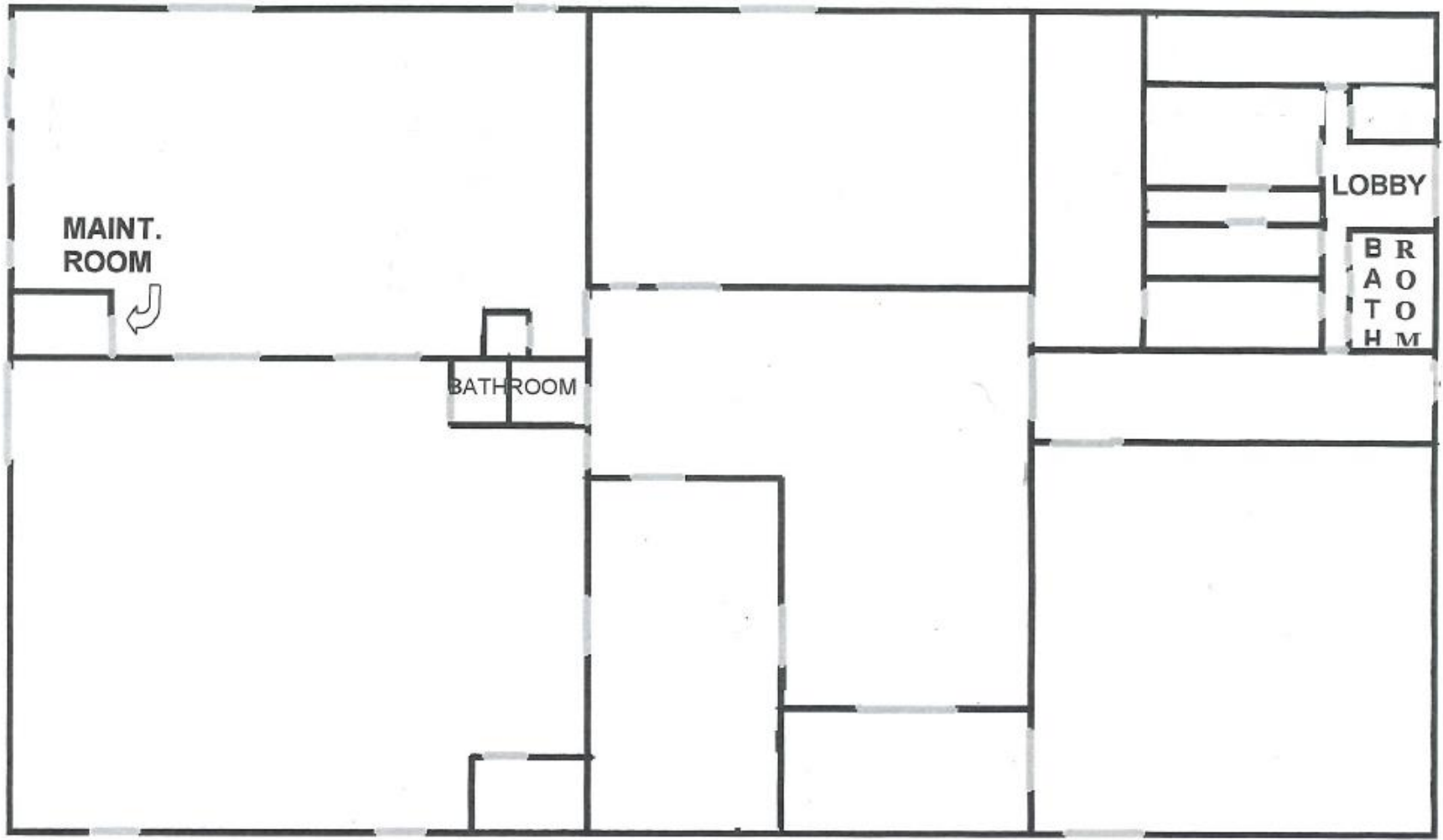
## Property Details

- ❖ **Building Size:** 40,894sf
  - Office: 2,800sf
  - Covered Outside Storage: 1,500sf
- ❖ **Price:** Lease: \$3.50 psf NN
- ❖ **Clear Height:** 12'
- ❖ **240 Volt Service; 1,200 AMPS**
- ❖ **Dock Doors:** 3 dock high 8' X 9'
- ❖ **Column Spacing:** 40' x 28'
- ❖ **Acreage:** 6 Acres
- ❖ **Former Use:** Manufacturing









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## Conover, North Carolina

The City of Conover began to develop in the mid 1800s as a “Y” intersection of the railroad traversing North Carolina. Although originally called Wye Town, legend says the name Canova was adopted, but transposed to Conover, over several years. The City of Conover was chartered in 1876 and incorporated in 1877.

Conover is located in the western piedmont area of the State and is part of the Hickory Metropolitan Statistical Area (MSA), the fourth largest MSA in the State. Conover is located approximately 50 miles northwest of Charlotte; 60 miles west of Winston-Salem; and 80 miles east of Asheville and is the geographic center of Catawba County. Interstate 40 traverses the City along with other major roads including US Highway 70, US Highway 321, US Highway 70A, and NC Highway 16. As of 2008, the land area of the City is 10.7 square miles.

The City of Conover is the third most populous municipality within Catawba County. The City operates under a council-manager form of government. The City Council consists of five Council members and a Mayor. Each are elected on a nonpartisan basis to serve staggered four-year terms. The City Council represents the citizens by setting policy and the city manager, hired by the Council, administers the day-to-day business of government and carries out the policies of the Council.

The City provides its citizens with basic quality services that include planning and zoning, public safety, public works, street maintenance, solid waste collection, recycling, parks and cemeteries, and water and sewer utilities. This report includes all the City's activities in providing these services. The City also extends financial support to other agencies, boards and commissions to assist their efforts in serving citizens. Among these are the Economic Development Corporation, the Western Piedmont Regional Transit Authority, the Catawba County Arts Council, the Western Piedmont Council of Governments and the Regional Sludge Composting Facility.

