



For Sale or Lease

833 N Green Street
Morganton, NC 28655



118-C W. Union Street
Morganton, NC 28655
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The information contained herein has been obtained by sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

833 N Green Street

Property Overview

This prime 9-acre property on Hwy 181 / N. Green Street in Morganton, NC, is available for sale or lease and offers an exceptional combination of retail and industrial potential. With 1.4 acres of retail-ready frontage and 7.63 acres dedicated to industrial/manufacturing use for laydown and storage, the site includes a 37,000+ square-foot industrial building suitable for warehousing, manufacturing, or distribution. Positioned along a main corridor with 21,500 cars passing daily, this location ensures maximum visibility amid a vibrant mix of retail, commercial, and industrial establishments. This unique opportunity offers an ideal setting for businesses and developers seeking exposure, functionality, and room for expansion in the heart of Morganton.

PROPERTY FEATURES

- Location: Hwy 181 / N. Green Street in Morganton, NC, along a major corridor with 21,500 cars passing daily for exceptional visibility.
- Lot Size: Approximately 7.63 acres designated for industrial/manufacturing, ideal for laydown and storage.
- Retail Pads: 1.4 acres of retail-ready pads in the front, providing excellent exposure for retail or service businesses.
- Building Size: Over 37,000 square feet of industrial building space, perfect for warehousing, manufacturing, or distribution.
- Area Highlights: Nestled within a vibrant mix of retail, commercial, and industrial properties, offering strategic business exposure and accessibility.
- Opportunity: Suitable for businesses and developers looking for prime industrial and retail space with ample expansion potential in the heart of Morganton.

DEMOGRAPHICS (2024)

	3 mile	5 miles	10 miles
Population	18,394	33,648	71,461
Daytime Pop.	14,111	18,133	24,325
Avg. HH Income	\$83,163	\$85,448	\$87,846

TRAFFIC COUNTS

N Green Street	21,500 VPD
Independence Blvd	13,000 VPD

833 N Green Street

Aerial



833 N Green Street

Overhead View



OFFICE
2,752 SF

WAREHOUSE/MANUFACTURING
35,071 SF

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Retail Pads



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Overview of Pads

