

TWO INDUSTRIAL/FLEX BUILDINGS FOR SALE



Paula Quickel | (704) 765-4620 | paula@onealliancecompanies.com

ABOUT THE PROPERTY

TWO INDUSTRIAL/FLEX BUILDINGS FOR SALE

- Two income producing buildings for sale
- Property is fully leased (NNN)
- Annual income: \$261,000
- The buildings are 8,200 and 10,200 SF
- 18-22' ceilings with clear span open to the floor
- 12x14 large bay doors
- Tall ceilings and lots of natural light throughout the both buildings
- LED Lighting throughout





THE DETAILS

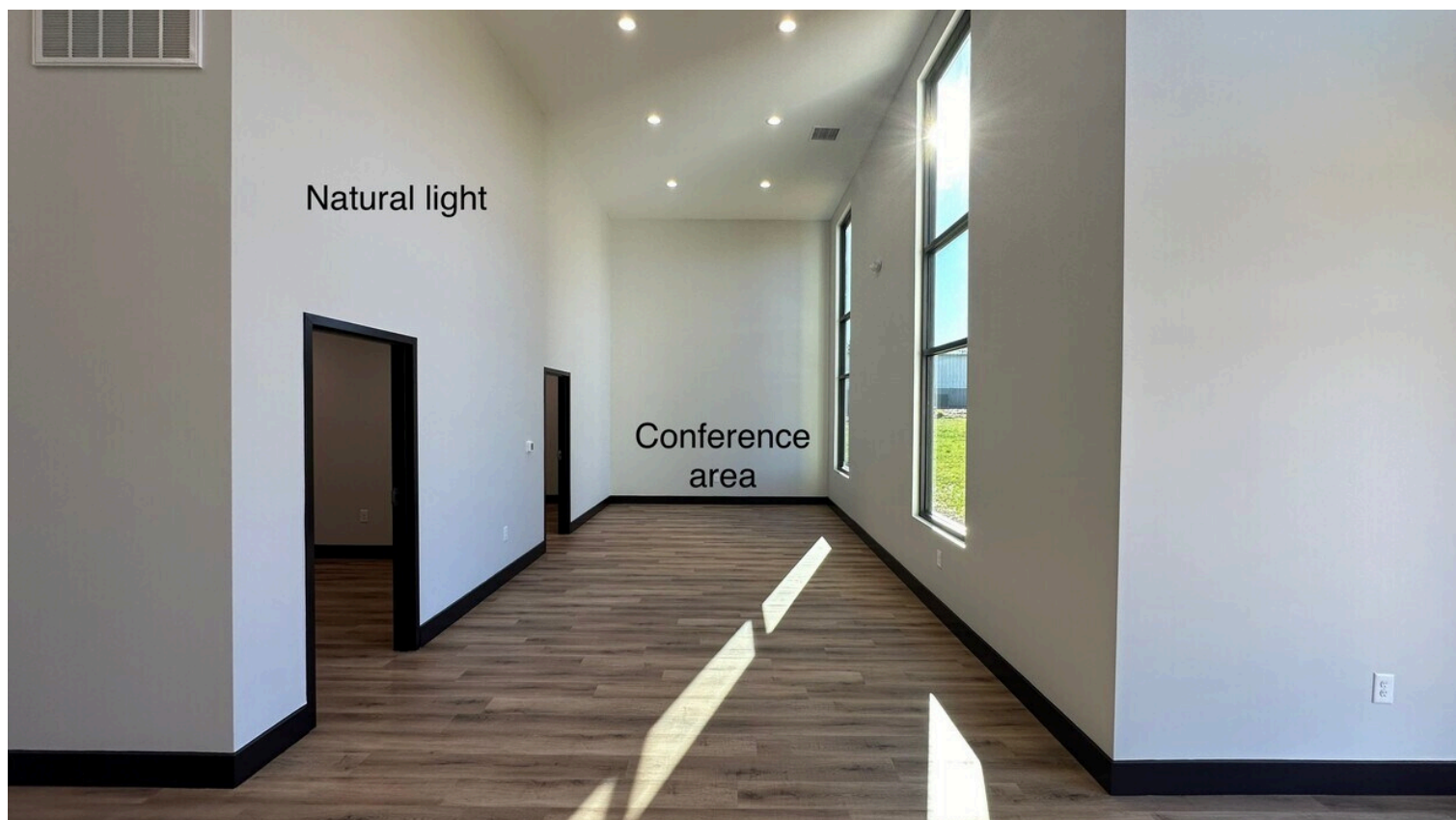
Location	4164 - 4168 N NC 16 Business Hwy, Denver, NC 28037
County	Lincoln
Year Built	2023 & 2024
Price	\$3,999,000

ABOUT THE PROPERTY

PROPERTY FEATURES

Building SF	18,400
Zoning	I-G
Building Class	A
Location Class	B
Number of Buildings	2
Number of Stories	1









DENVER, NC

Denver is located in the northeast corner of Lincoln County, in west-central North Carolina. The community is situated along North Carolina State Highway 16, approximately 25 miles north of downtown Charlotte and 15 miles southeast of Newton.

As of the 2020 census, Denver has a population of 2,697 residents. The median age of residents is approximately 46.5 years, with an average individual income of \$55,020.

Denver is located near Lake Norman, North Carolina's largest man-made lake. The lake is a popular spot for boating, fishing, swimming, and other recreational activities. This proximity to the lake has led to Denver's growth as a residential area for people seeking waterfront homes or a lakeside lifestyle.

In addition to parks like Beatty's Ford Park and Rock Springs Nature Preserve, the area is known for its beautiful nature trails, boat ramps, and scenic views of Lake Norman. Visitors often enjoy hiking, fishing, kayaking, and paddleboarding on the lake.

The community is served by NC Highway 16, with two routes running northwest to southeast through Denver: "Old 16" (16 Business) and "New 16" (16 Bypass).

NC Highway 150 intersects NC 16 at Denver's northwest corner, providing connections to Mooresville, Maiden, and Lincolnton.

The area has seen a boom in residential development, particularly in the form of single-family homes, especially around the waterfront. Many homes in Denver are large and well-maintained, catering to families or retirees looking for peaceful surroundings away from the hustle of the city.

While Denver is technically an unincorporated community, its charm comes from the combination of suburban living with a strong community atmosphere. The area is often described as family-friendly, with ample green spaces and a slower pace of life.

