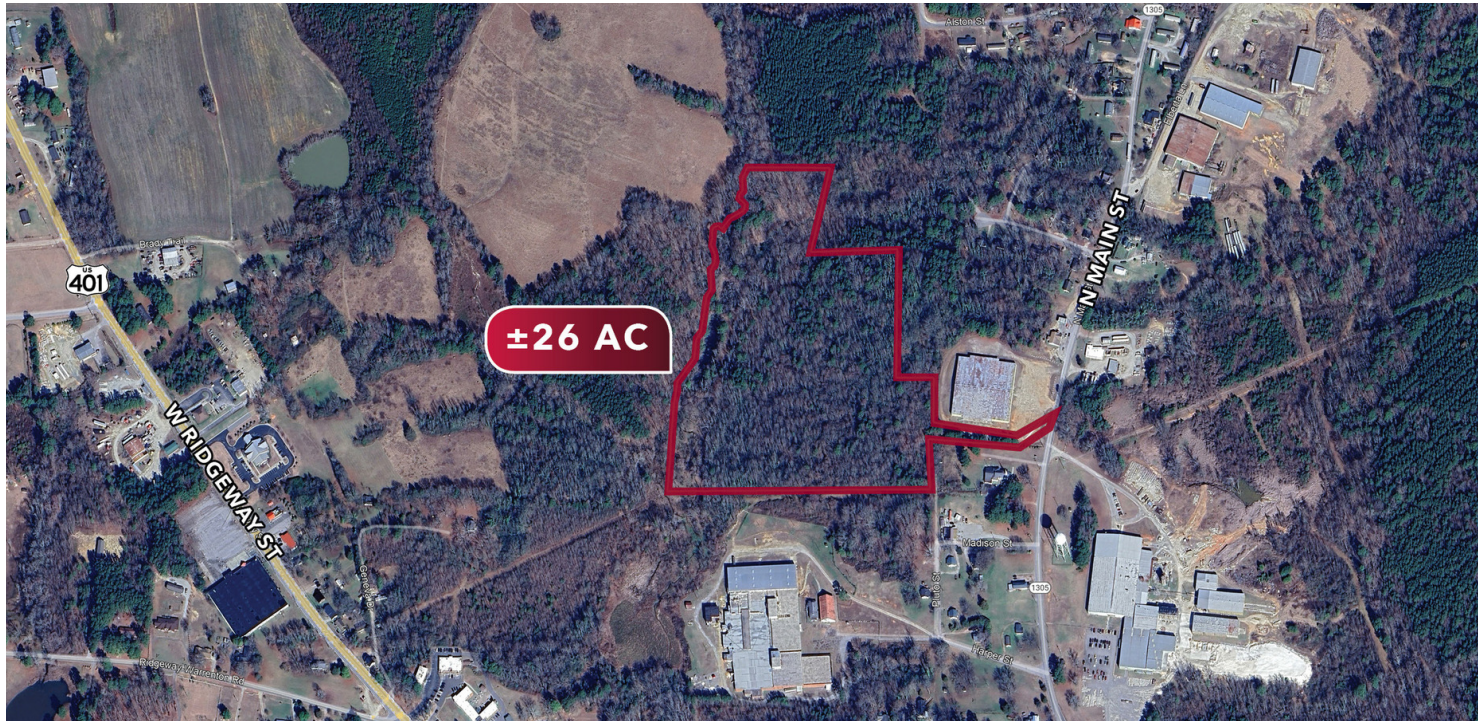


# LAND FOR SALE N MAIN ST

Warrenton, NC 27589



COMMERCIAL REAL ESTATE SERVICES  
RALEIGH DURHAM



## PROPERTY HIGHLIGHTS

- ±26 acres with timber on the area.
- Zoning is Industrial
- Water and sewer to the building, gas nearby
- Ideal location for a storage yard, laydown area, distribution location or to build a building
- Warren County is a welcoming community for business and has the largest waterfront along Lake Gaston
- Location could serve both Lake Gaston Homes and Kerr Lake Homes as well as Warren Co. and Vance Co.
- See the potential and get land in the area while prices are reasonable
- Property Priced at \$10,000/acre

## PROPERTY DESCRIPTION

±26 acres of land along the rear of the property for sale. Zoned Industrial with water and sewer to the building on the front of the property. The property is located behind a warehouse on N Main St. and is zoned industrial. Utilities are to the warehouse making the site ideal for development or a storage yard. Access through the warehouse property will be provided.

## LOCATION DESCRIPTION

The property is to the rear of the warehouse located at 619 N. Main St, Warrenton, NC. The property is located just north of downtown and has good access to Hwy. 158, Hwy. 1, Hwy. 401 and I-85.

## OFFERING SUMMARY

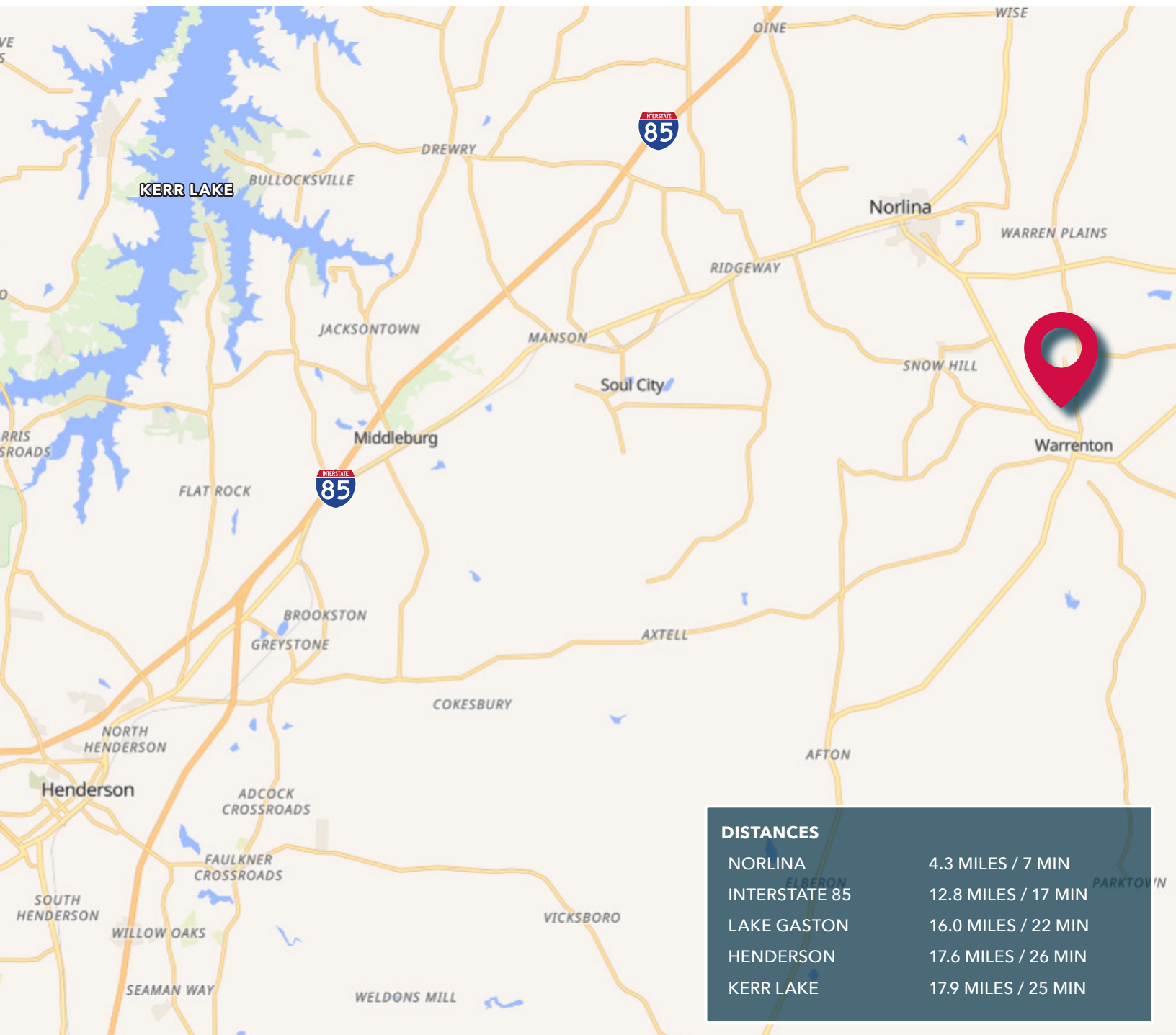
Sale Price:	\$10,000 / acre
Lot Size:	26 Acres

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.  
No liability of any kind is to be imposed on the broker herein.

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Warrenton, NC 27589



#### DISTANCES

NORLINA	4.3 MILES / 7 MIN
INTERSTATE 85	12.8 MILES / 17 MIN
LAKE GASTON	16.0 MILES / 22 MIN
HENDERSON	17.6 MILES / 26 MIN
KERR LAKE	17.9 MILES / 25 MIN

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