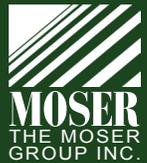


MARSHVILLE, NC OFFICE | WAREHOUSE FOR LEASE AND/OR SALE



E. MARSHVILLE BLVD.

± 3.12 ACRES
± 23,890 SF



OFFERED EXCLUSIVELY BY
MACKENZIE MOSER | CCIM
Broker
O: 704.882.1700 ext. 224
M: 704.280.4649

6920 E. MARSHVILLE BLVD.
MARSHVILLE, NC 28103 \$2,860,000 | RENT \$11/ SF / NNN

LOCATION OVERVIEW



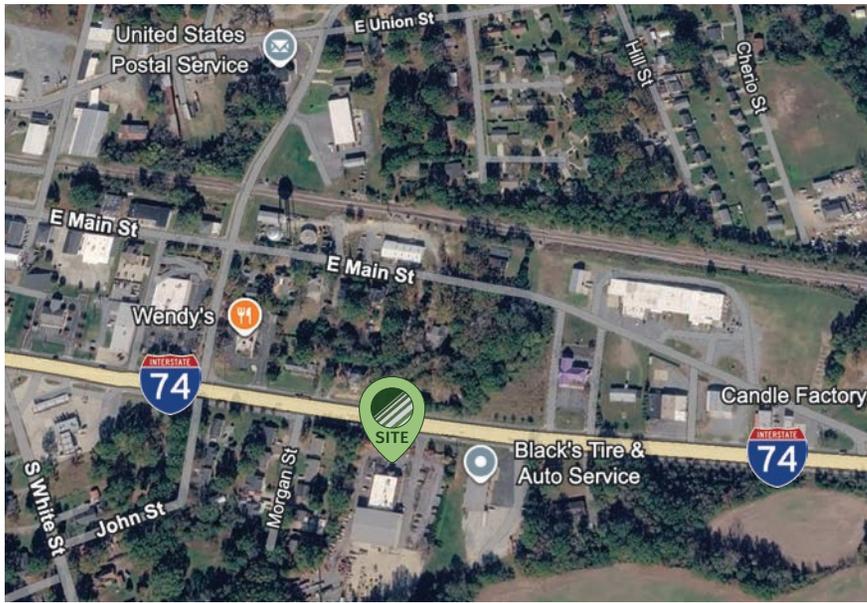
PROPERTY OVERVIEW

6920 E. Marshville Blvd. is a Prime Commercial Opportunity with Exceptional Highway Visibility in Marshville, NC. Outstanding road frontage on highly traveled HWY 74 with average daily traffic counts ranging from 18,000–30,000 vehicles per day, offering maximum exposure for your business. The building contains 45% office space consisting of individual offices, a conference room, break room, restrooms, storage, and open office space on the first level and a training room and individual offices on the second level. The office space is currently being renovated. The warehouse space contains open storage space and has a 20' clear height.

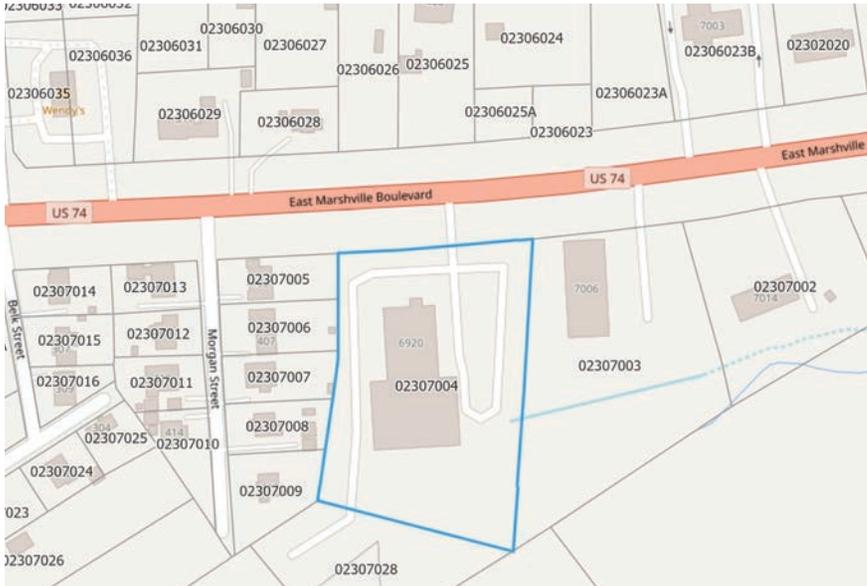
PROPERTY HIGHLIGHTS

- Excellent location with easy access to Highway 74
- Surrounded by abundant retail and restaurants
- One Drive-In and one Dock-High doors
- This property can be purchased or leased
- Ample parking with fenced back lot

AERIAL VIEW



ZONING MAP



PROPERTY DETAILS



6920
E. Marshville Blvd.
Marshville, NC 28103



Zoning
C -74



Sale | Lease
\$2,860,000
\$11 / SF / NNN



Available
± 3.12 ACRES
± 23,890 SF



Property Type
Commercial



Parcel ID
02307004



Population (2024) 5 Mile
11,875



Households (2024) 5 Mile
3,759



Median Household Income
\$66,372

OFFERED EXCLUSIVELY BY

MACKENZIE MOSER, CCIM

Broker

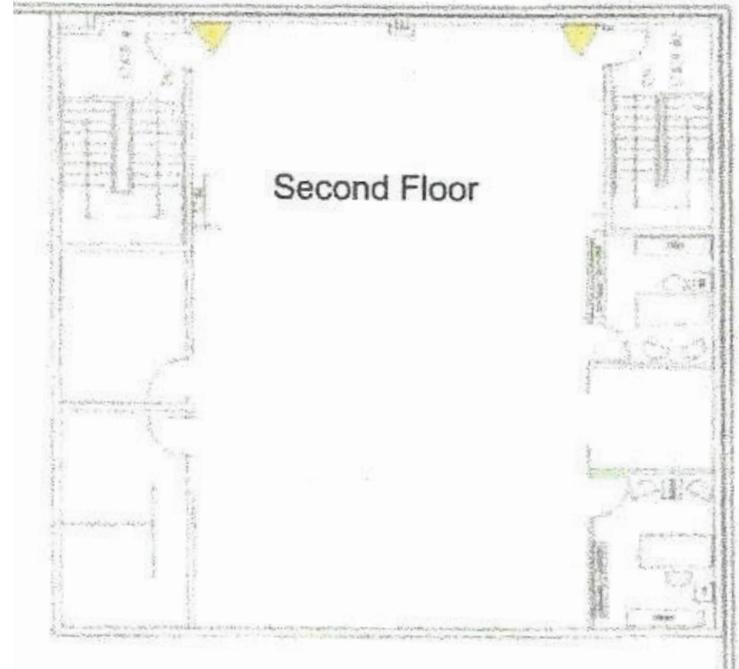
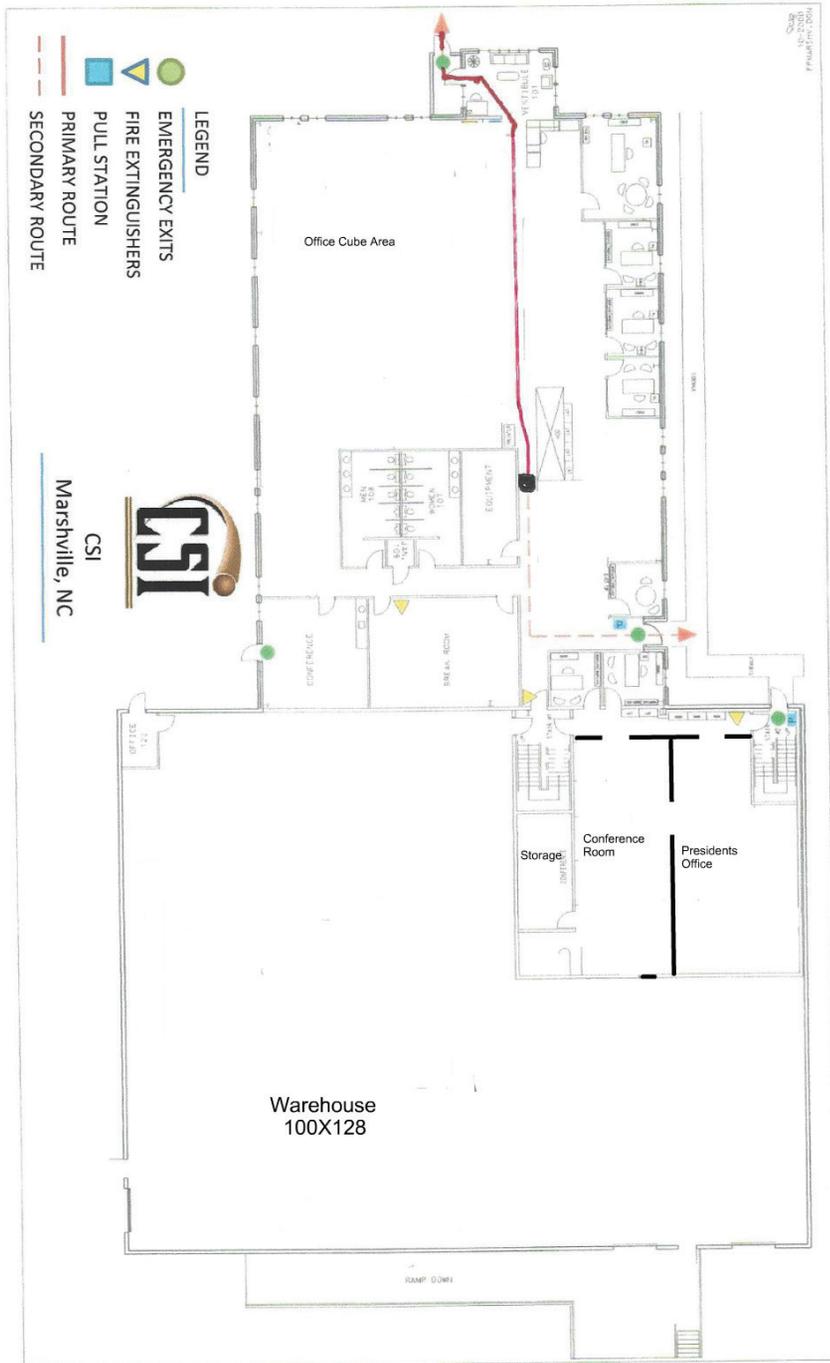
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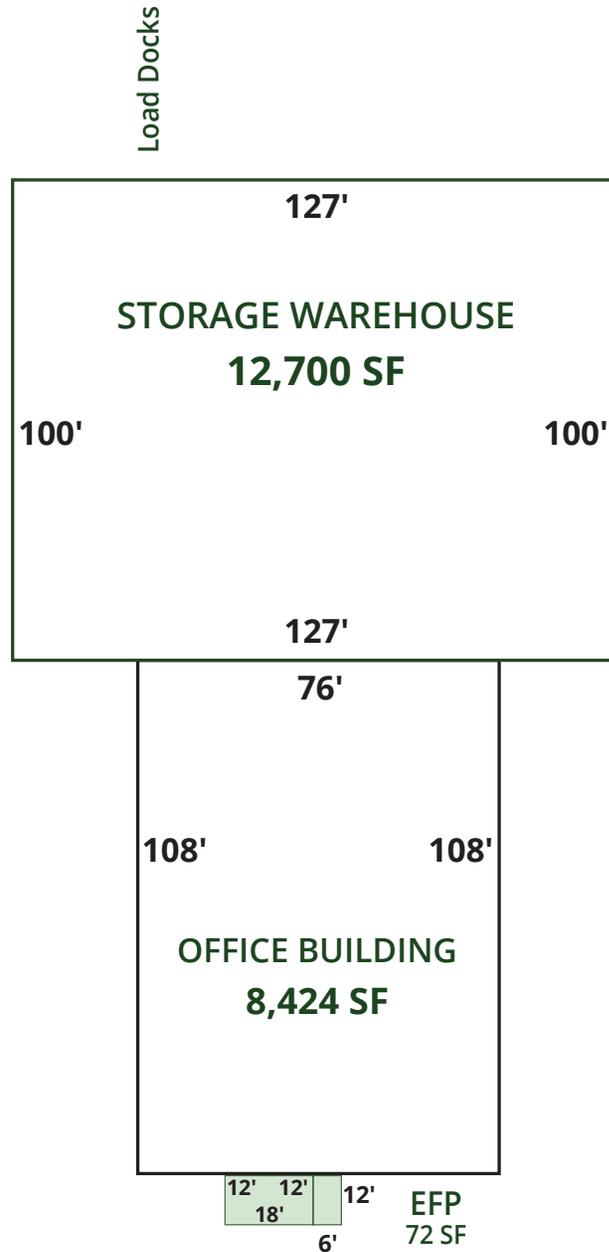
mmoser@themosergroupinc.com

MOSER
COMMERCIAL REAL ESTATE

FLOOR PLAN

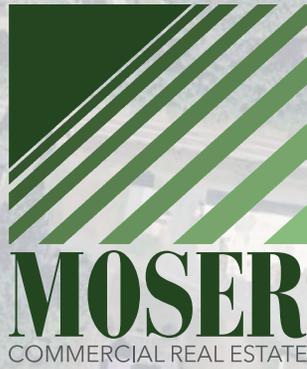


BUILDING SKETCH



EXTERIOR/WAREHOUSE PHOTOS





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6920 E. Marshville Blvd., Marshville, NC | FOR LEASE AND/OR SALE