



1211 KEISLER RD · CONOVER, NC · CATAWBA COUNTY

Open Industrial Warehouse

<1 mi from Hwy 70 | Hwy 16.

OFFERED AT
\$4.25/NNN

12'
 CLEAR CEILINGS

30,000^{SF}
 RENTABLE SQ FT

M1
 ZONING

Take advantage of this well-maintained 30,000 sq. ft. industrial warehouse available for lease at \$4.25/sf NNN in Conover, NC. Built in 1994 and constructed with brick and stucco, the building sits on 5.35 acres and features an open floor plan with 12' clear ceiling heights. Loading is a breeze with five dock doors and one drive-in door, all supported by a paved parking area. Unlike many warehouse spaces, this one is equipped with both heating and cooling, making it functional year-round. Utilities are provided by Duke Power and the City of Conover, and the property is zoned M1 for a wide range of industrial uses. Ideally situated less than a mile from the Hwy 70 and Hwy 16 intersection, this location offers excellent regional access for distribution and logistics operations.

PROPERTY FACTS

PIN	374115535893 (Catawba County)
ZONING	M1
BUILDING	30,000 square feet available
FRONTAGE	<1 mile from Hwy 70 & Hwy 16 Intersection
POWER	Duke Energy & City of Conover
DOORS	(5) Dock doors; (1) drive-in door
HEAT/COOL	Both heating & cooling in all



FOR INQUIRIES

BARRETT MITCHELL

Broker · Boyd & Hassell Industrial & Commercial Properties, Inc.

CELL 828.234.7676
OFFICE 828.322.1723
EMAIL barrett@bhicp.com
WEB bhicp.com

DISCLOSURE: Information herein is believed to be accurate but is not guaranteed; prospective buyers should verify independently. © 2026 Boyd & Hassell Industrial & Commercial Properties, Inc.

Call Barrett · [828.234.5907](tel:828.234.5907) Email Barrett Visit bhicp.com View on County GIS

BOYD & HASSELL INDUSTRIAL & COMMERCIAL PROPERTIES, INC.