

INDUSTRIAL PROPERTY FOR SALE OR LEASE

# Sandy St

Fairmont, NC



for more information

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Grant - Murray  
REAL ESTATE, LLC  
COMMERCIAL AND INVESTMENT BROKERAGE

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## PROPERTY OVERVIEW

<b>Sale Price:</b>	\$699,000
<b>Lease Price:</b>	\$ 2.99 SF/YR
<b>Lot Size:</b>	6 Acres
<b>Building Size:</b>	28,980 SF
<b>Price / SF:</b>	\$24.12
<b>Market:</b>	Fairmont

## property description

This property offers a range of recent upgrades and essential features, making it an excellent choice for various business operations. The property features new LED lights that enhance energy efficiency. The facility is fire-sprinkled and equipped with two loading docks, ideal for logistics and distribution needs. A brand-new roof and an updated electrical system ensure reliability and low maintenance. The property includes an additional 3-acre lot across the street. Conveniently located near Highway 41, with easy access to both Highway 74 and I-95, this property is well-positioned for regional connectivity. Please note that the listed rate may not include certain utilities, building services, and property expenses.

30,000 SF Industrial Property in Fairmont  
ADDRESS NOT DISCLOSED, FAIRMONT, NC

Building Name	30,000 SF Industrial Property in Fairmont
Property Type	Industrial
Property Subtype	Manufacturing
APN	926763869200 / 300602004
Building Size	28,980 SF
Lot Size	6 Acres

This well-maintained industrial facility combines functional design with meaningful capital improvements, offering an efficient solution for logistics, warehousing, or light distribution users. The building features central air and heating to support year-round comfort, complemented by newly installed LED lighting that enhances visibility while reducing energy consumption. Two loading docks provide streamlined ingress and egress for shipments, accommodating consistent operational flow. Recent upgrades include a brand-new roof and an updated electrical system, delivering long-term reliability and minimizing near-term maintenance costs. Please note that the listed rate may not include certain utilities, building services, and property-related expenses.

## PROPERTY DETAILS & HIGHLIGHTS



- Two dock-high loading doors
- New roof installation
- Updated electrical system
- Energy-efficient LED lighting
- Central air and heating
- Highway-accessible Fairmont location

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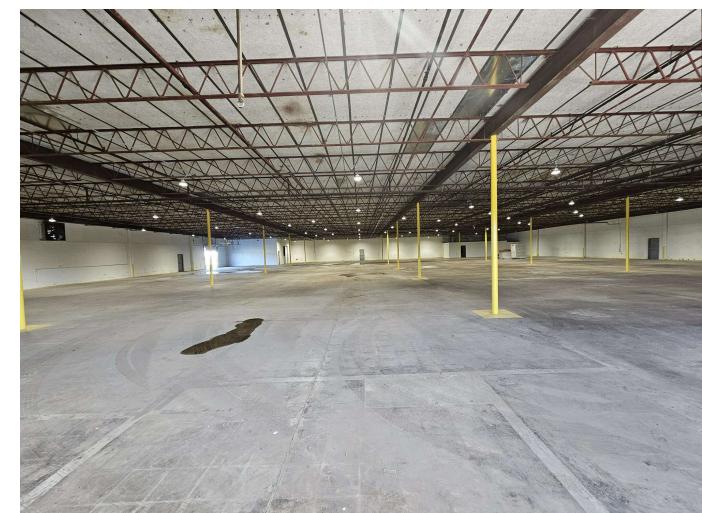


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ADDITIONAL PHOTOS



for more information

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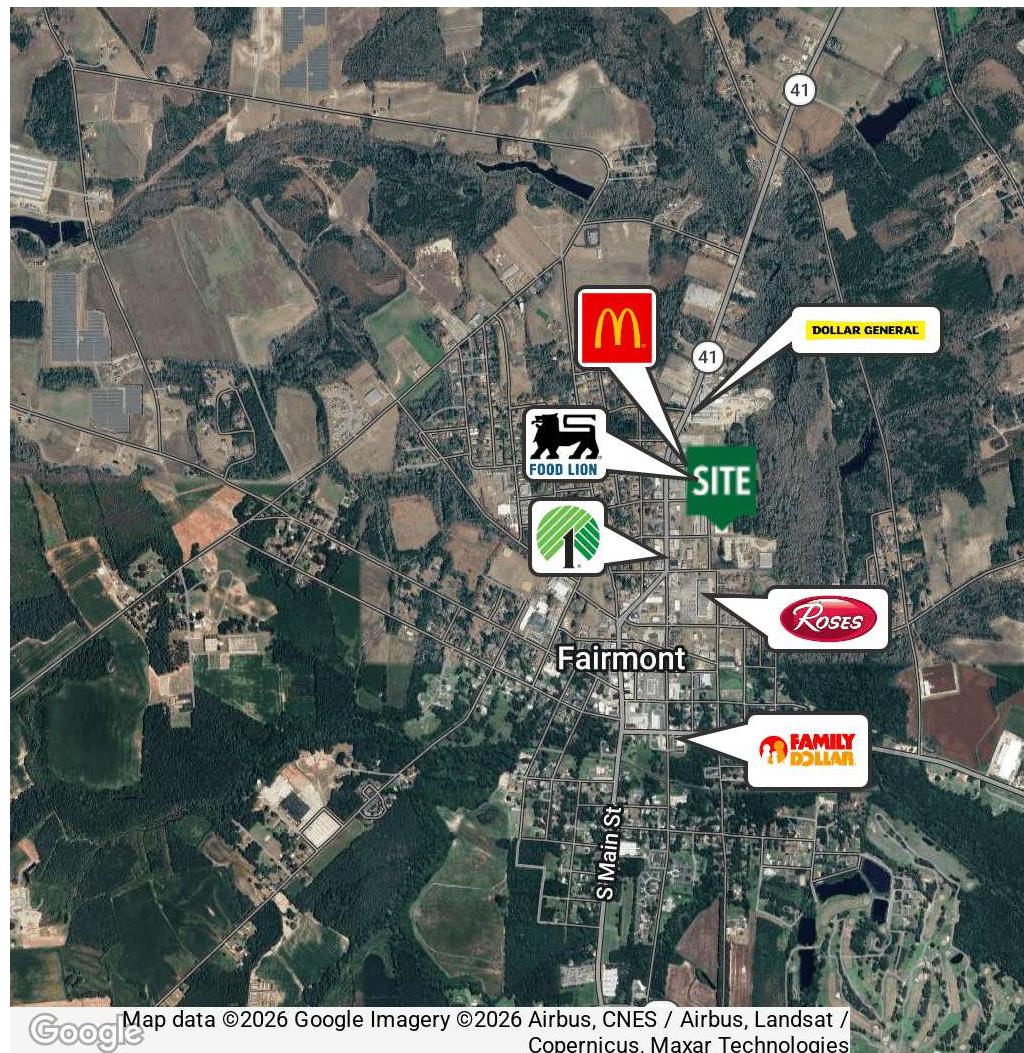
DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,796	4,144	7,183
Average Age	46	45	45
Average Age (Male)	44	43	43
Average Age (Female)	48	47	46

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	792	1,782	3,031
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$48,540	\$50,485	\$53,863
Average House Value	\$112,684	\$115,005	\$120,069

Demographics data derived from AlphaMap



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