



1906 N Main St, Kannapolis, NC 28081

\$1,440,000

1906 N. Main St, Kannapolis, NC

FOR SALE \$54.64 PSF Warehouse - Kannapolis, NC



Jaben Starnes, CCIM
NC NC 315996
704.380.7963

Listing Added: Today
Listing Updated: Today



Details

Asking Price	\$1,440,000	Property Type	Industrial
Sub Type	Distribution, Manufacturing, Warehouse	Investment Type	Owner/User
Class	C	Square Footage	26,352
Net Rentable (SqFt)	26,352	Price per SqFt	\$54.64
Units	1	Year Built	1947
Year Renovated	1999	Buildings	1
Stories	1	Zoning	C-2
Lot Size (acres)	1.24	Broker Co-Op	Yes
APN	5614-08-98-7469	Price/Unit	\$1,440,000
Loading Docks	4	Dock High Doors	1

Marketing Description

Hello buyers and brokers! This building was owned and operated by Mr. Poteat himself for over 20 years as a car parts distribution and sales center. Prior to that, it briefly operated as a warehouse to store pallets, and for a long time prior to that, operated as a grocery store warehouse. +/- 26,352 SF single-story industrial building here in Kannapolis, NC - minutes from downtown. About 6 minutes from I-85, seconds from hwy 29. Flexible warehouse/storage layout on approximately 1.29-acres. Built in 1947 (renovated 1980 per public record) and additional improvements made after purchase in 1999. The roof was replaced in 2020 with a white silicone coating. Very dry inside. The warehouse has gas heat units, but heaters were never used. The property is positioned for a wide range of commercial/industrial users looking for scale, visibility, and a functional footprint. Building is split up into three primary sections: one with dock access, and a reception / retail area. The second with three grade-level doors and a new concrete pad poured. Third section has a grade-level door with an open floorplan. Men's bathroom and women's bathroom, several private offices, and plenty of power.

Includes the outdoor yard / parking area to the LEFT of the building if your back is facing the road. Does NOT include the car lot adjacent.

Zoning: C2

TR Class: I-MANUFACTURING/INDUSTRIAL

Land Use/Strat: 05-IMPROVED INDUSTRIAL

Please email jaben@starnesrealestate.com or TEXT (704) 380-7963 to schedule a tour.

I look forward to working with you.

Sincerely,

Jaben W. Starnes, CCIM

jaben@starnesrealestate.com (starnesrealestate.com)

Steward of property. Servant of legacy.

--

Direct: (704) 380-7963 | NC Lic. #315996

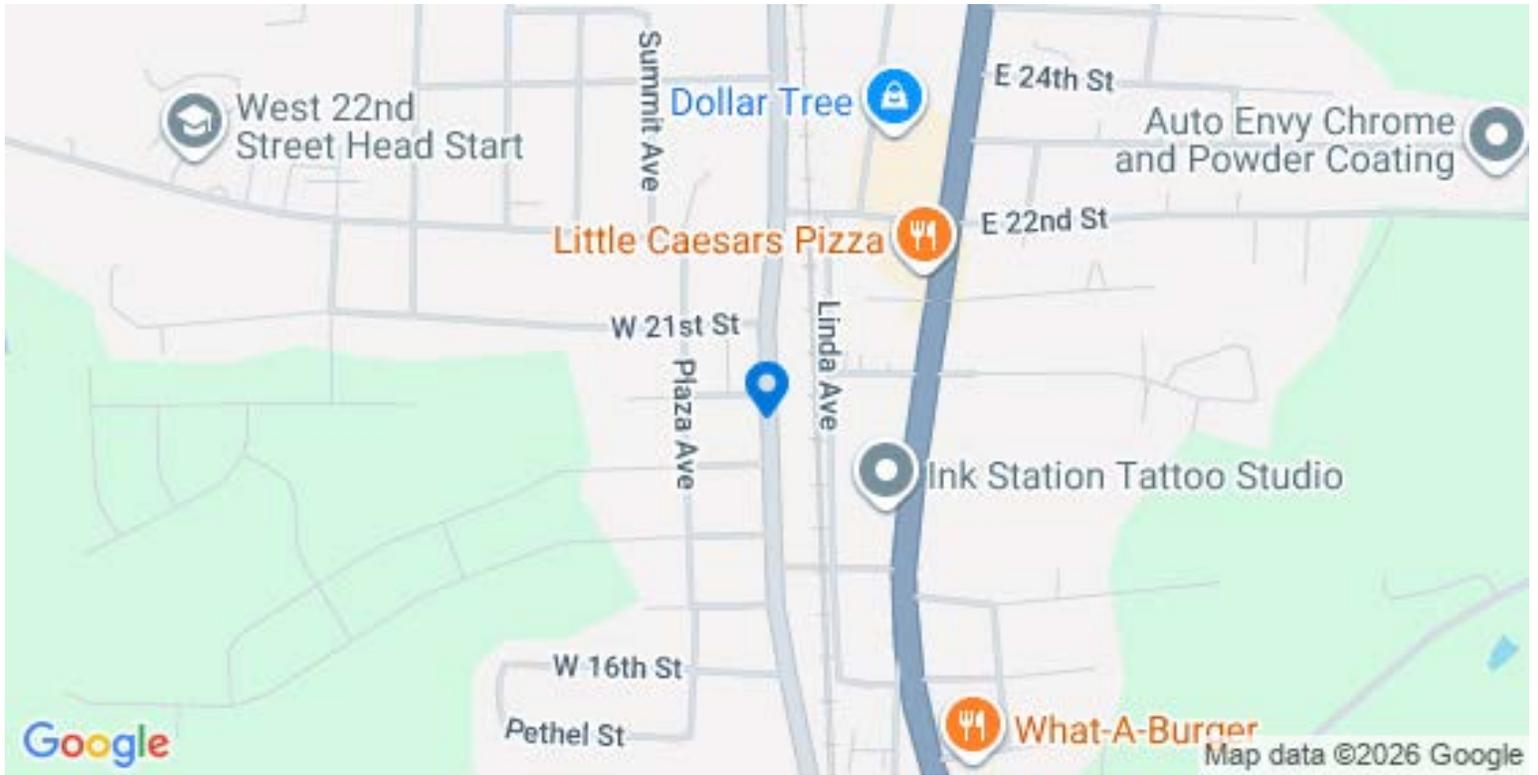
210 Oak Ave | Kannapolis, NC 28081 | USA



Investment Highlights

- 3 Phase Power
- New grade-level garage doors
- New roof on entire building installed in 2020
- Both grade-level and dock-high doors
- Outdoor parking on the LEFT side of the building

Location (1 Location)

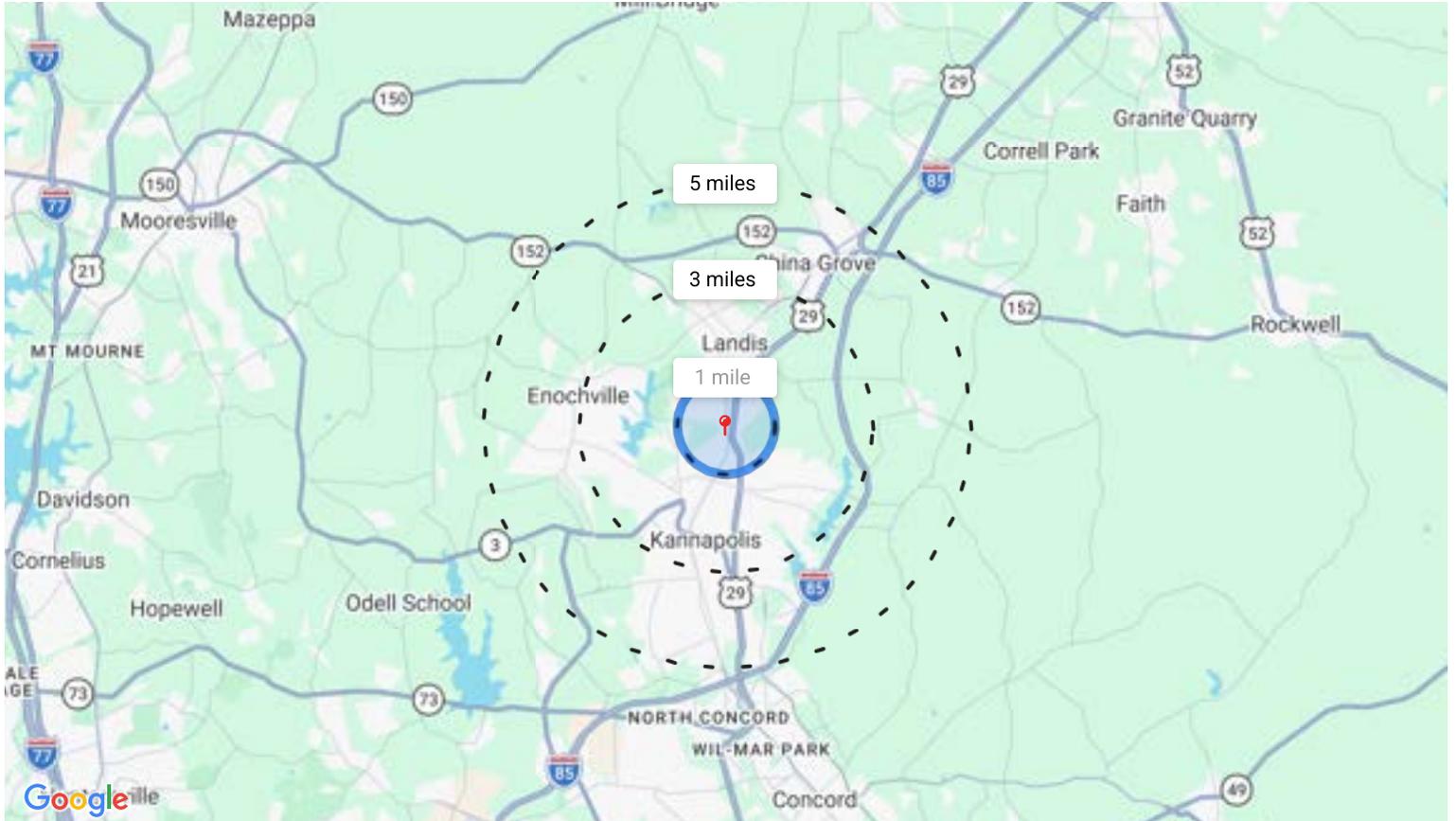


Property Photos (50 photos)





Demographic Insights



(https://maps.data.crexi.com/35.521052,81.161158/-100.000000/152.521052,80.544152/13) (https://maps.data.crexi.com/35.521052,81.161158/-100.000000/152.521052,80.544152/13)

1 mile

3 miles

5 miles

Population

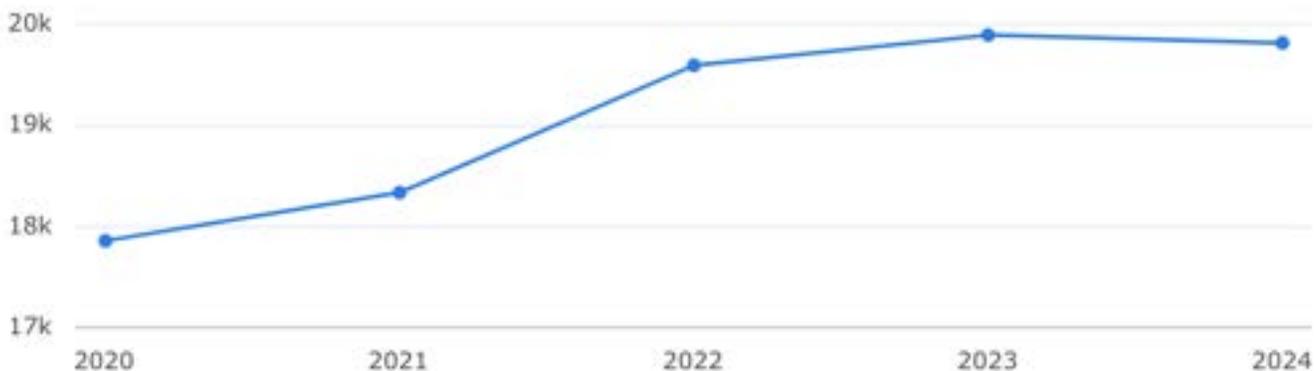
19.8k

0%

Compared to 19.9k in 2023

↑ 10%

Compared to 17.9k in 2020



Household Income

\$66.5k

Median Income

\$66.4k

2029 Estimate

↓ **0%**

Growth Rate



Age Demographics

37

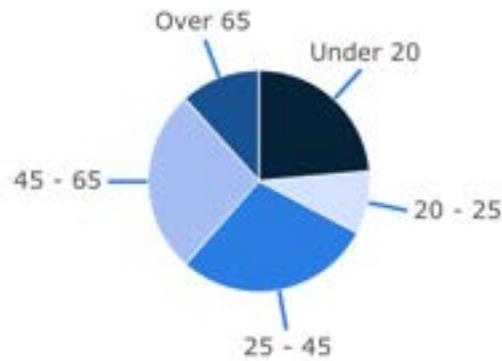
Median Age

37

2029 Estimate

↑ **0%**

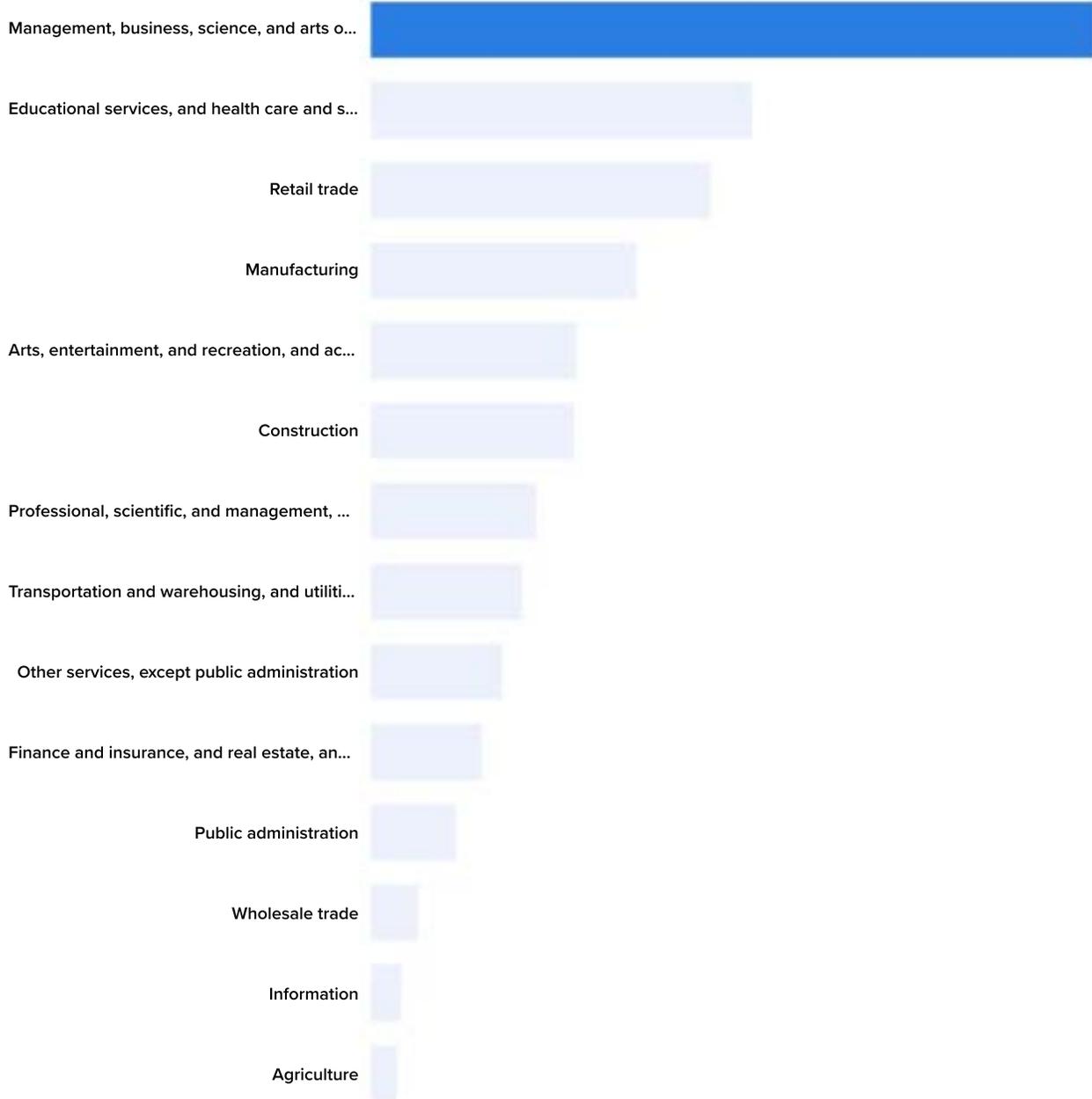
Growth Rate



Number of Employees

15.9k

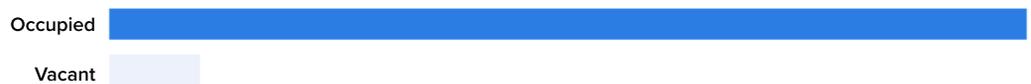
Top Employment Categories



Housing Occupancy Ratio

9:1

15:1 predicted by 2029



Renter to Homeowner Ratio

1:2

1:2 predicted by 2029

