



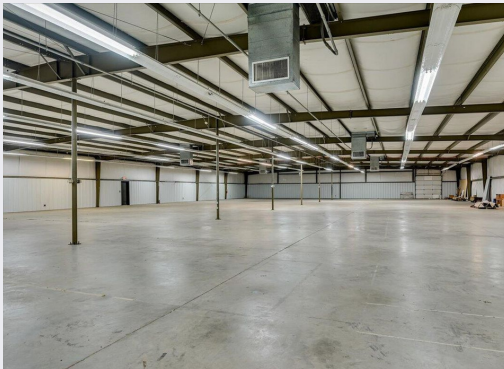
# PRIME INDUSTRIAL HAVEN

## \$950,000

1002 Commerce Dr,  
Lincolnton, Ga 30817



### OVERVIEW



### ABOUT THIS PROPERTY

**THIS SPRAWLING 3.76-ACRE PROPERTY, BOASTING A 20,000 SQFT WAREHOUSE/OFFICE SPACE, IS A CANVAS PRIMED FOR YOUR ENTREPRENEURIAL VISION. THE SELLER, AN ACCOMPLISHED INDUSTRIAL MAINTENANCE/FABRICATION SPECIALIST, STANDS READY TO COLLABORATE WITH YOU, ENSURING A SEAMLESS TRANSITION INTO A TURN-KEY MASTERPIECE TAILORED TO YOUR UNIQUE REQUIREMENTS.**

### FEATURES

**STRATEGICALLY LOCATED FOR LIGHT INDUSTRIAL, MANUFACTURING, DISTRIBUTION, OR TECHNICAL OPERATIONS, THIS VACANT GEM OFFERS UNPARALLELED OPPORTUNITIES. AMPLE SPACE FOR EXPANSION ENSURE YOUR BUSINESS CAN GROW UNIMPEDED.**

### CONTACT DETAILS

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