

749

AC LITTLE DRIVE



**± 35,586 SF Industrial
Building Available
For Sale or Lease**

NEWTON, NORTH CAROLINA

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**AVISON
YOUNG**

INDUSTRIAL BUILDING FOR SALE OR LEASE

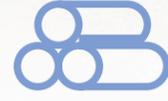
749 AC Little Dr • Newton, NC

49 AC Little Drive in Newton, NC offers a well-positioned industrial opportunity totaling ±35,586 SF, including approximately ±1,200 SF of office space, situated on a 5.67-acre site. The building features five (5) loading positions, 12' clear height at the beam and 14' at the deck, and T8 LED lighting throughout the warehouse. The property will be delivered vacant, providing immediate flexibility for an owner-user or investor. Located just ±3.7 miles from I-40, the site offers excellent regional connectivity while benefiting from a low-congestion industrial setting ideal for distribution, manufacturing, or service users.

Property Highlights

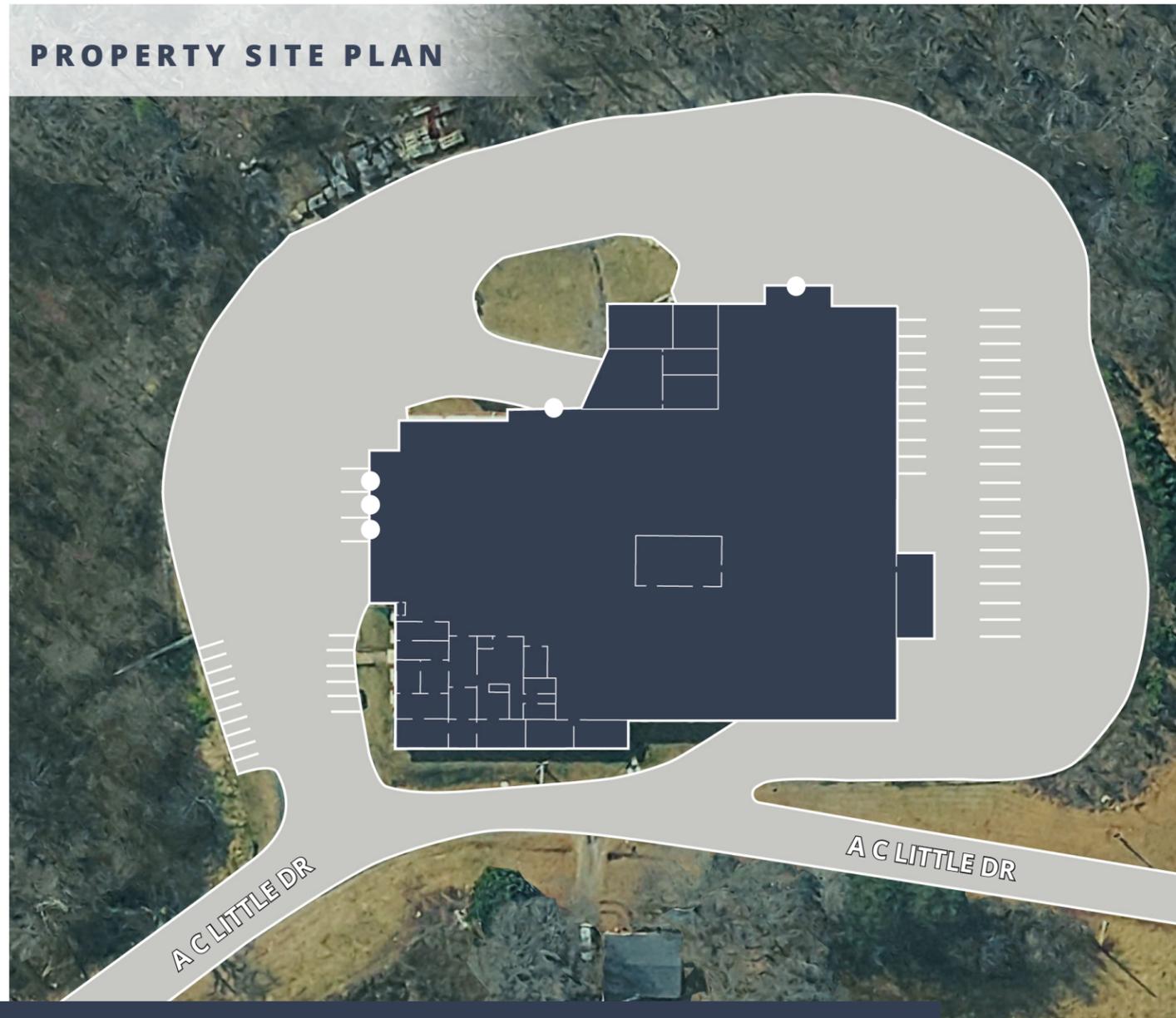


fully fenced site



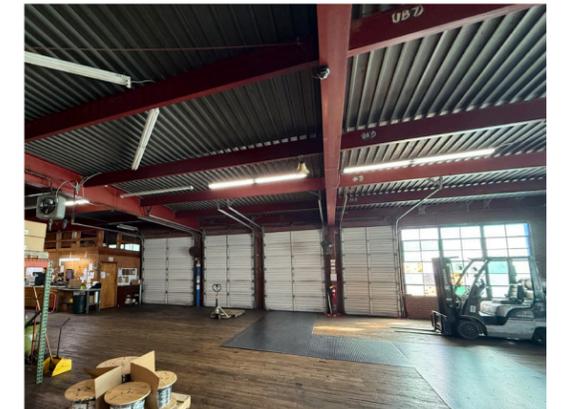
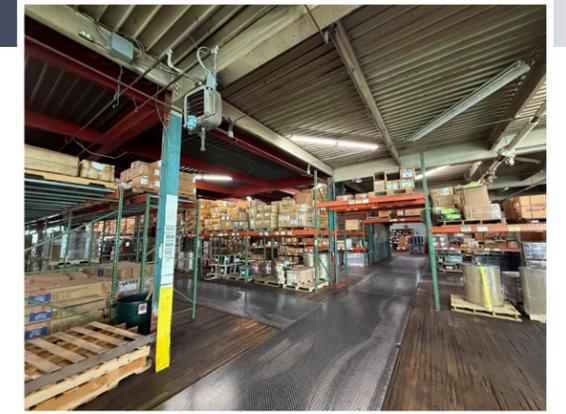
compressed air lines

PROPERTY SITE PLAN



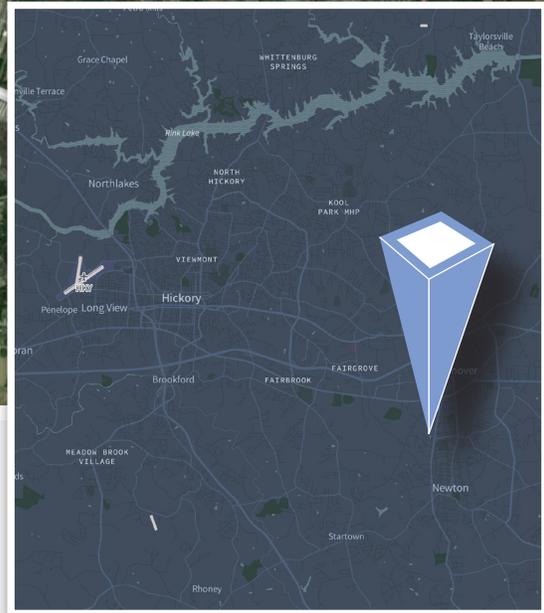
Property details

Building Size:	±35,586 sf
Office:	±1,200 sf
Acres:	±5.67 ac
Zoning:	B-4
Column Spacing:	20' x 20'
Dock High Doors:	One (1) 8' x 9' door Two (2) 8' x 10' doors Two (2) 10' x 10' doors
Clear Height:	12' beam, 14' deck
Lighting:	T8 LED
Power:	3-phase
Sprinkler:	None
Roof Type:	60-mil TPO
Roof Age:	2023
Gas:	Three (3) Gas Heaters in the warehouse (less than 1 year old)
Service Providers:	Duke Energy, Piedmont Natural Gas
Pricing:	Contact Brokers



INDUSTRIAL BUILDING FOR SALE OR LEASE

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HIGHWAY 70
±0.7 miles



INTERSTATE 40
±3.7 miles



HICKORY REGIONAL AIRPORT
±12.6 miles

FOR LEASING, CONTACT:

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