

5465

NC HIGHWAY 73 W
MT GILEAD, NC

**± 127 ACRE SITE
WITH ± 134,000 SF
AVAILABLE**

**FOR SALE
\$3,975,000**



PROPERTY HIGHLIGHTS

- Zoned Industrial
- 10,000 SF of Office
- Warehouse
 - 40,000 SF with 28' Ceiling Height
 - 4 - 9' x 10' Dock High Doors
 - 1-50,000 LB Dock Leveler & 3 - 35,000 LB Levelers
- Production/Manufacturing
 - 66,000 SF
 - 16'-20' Ceiling Heights & Fully Conditioned
- Auxiliary Building
 - 24,000 SF & 4 Dock High Doors
 - 15' Ceiling Height
 - 4 Dock High Doors
- Utilities
 - Natural Gas
 - City Water & Sewer
- Power
 - 480/277 V Electric Delivery 3 Phase
 - 10,000 AMPS
- Sprinkler - Standard Wet Sprinkler

NAI Piedmont Triad
Commercial Real Estate Services, World Wide

BOB LEWIS, CCIM, SIOR
SHAREHOLDER, BROKER
336.214.1799
blewis@naipt.com

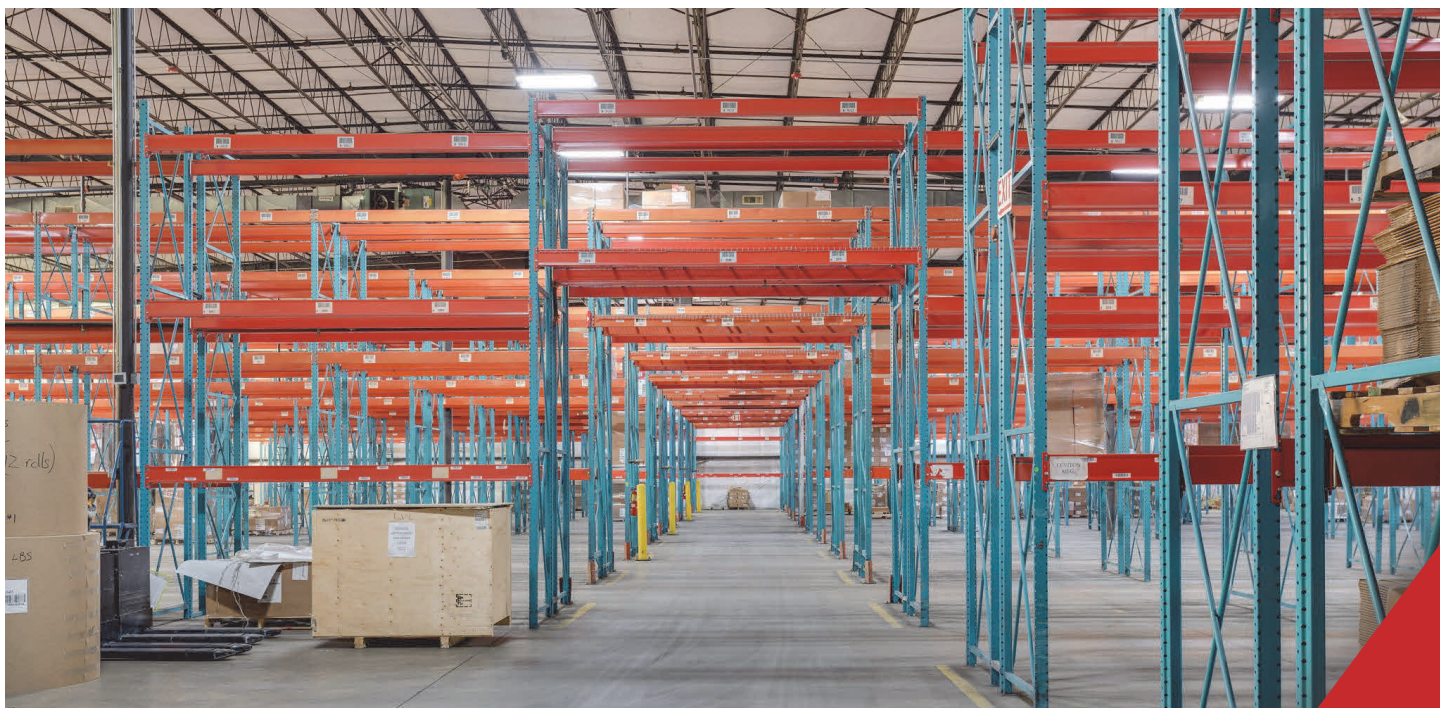
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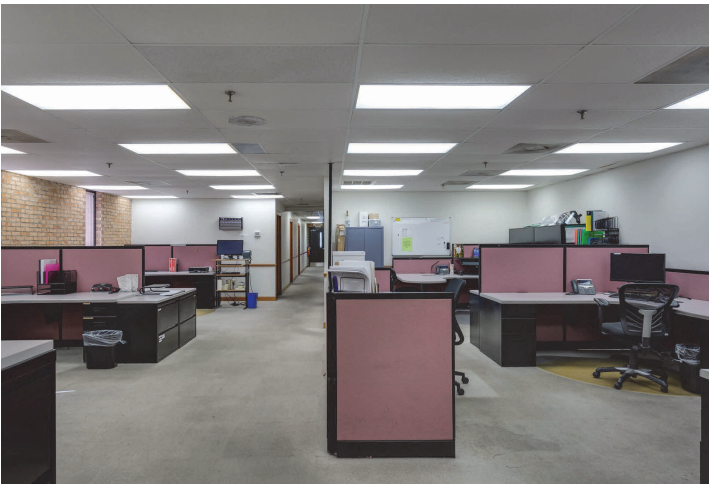
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Montgomery County, North Carolina

Strategic. Connected. Workforce Ready.

Geographic Center of North Carolina

- Access to the growing **Highway 24/27 corridor** and **Interstate 73/74**. Less than 1-1.5 hours to major metros **Charlotte, Raleigh, Fayetteville, and Greensboro**
- Rail access to the shortline **Aberdeen Carolina & Western Railway**
 - Dual connections to **Norfolk Southern** and **CSX**
- Electric and Natural Gas from **Duke Energy, Randolph EMC, Pee Dee Electric, and Piedmont Natural Gas**
- **Municipal Water & Sewer** with available capacity
- **Fiber & Broadband** in commercial/industrial zones

Education & Training

Montgomery Community College
North Carolina's community colleges are a direct pipeline to a skilled workforce. With customized programs built around employer needs, hands-on training, and apprenticeship opportunities, they deliver job-ready talent at every level. This flexible system helps businesses grow quickly, adapt to new technologies, and remain competitive — making workforce challenges a problem of the past.



Access to state-of-the-art CTE training facility, located on the Community College and Central High School campuses

Workforce

- Labor shed of **460,000+** workers
- Deep experience in advanced manufacturing and skilled trades
- Labor shed pull from surrounding counties
 - Randolph, Richmond, Moore, Chatham, Stanly, Guilford, Forsyth

Quality of Life

- **Uwharrie National Forest** - hiking, biking, kayaking, hunting, camping, horseback riding, etc.
- Home to **Lake Tillery** and **Badin Lake** for boating, fishing, and water sports
- Safe, welcoming, vibrant small towns
- Conveniently located adjacent to Pinehurst Golfing opportunities
- Affordable cost of living in family-friendly communities



savannah.heath@montgomerycountync.gov

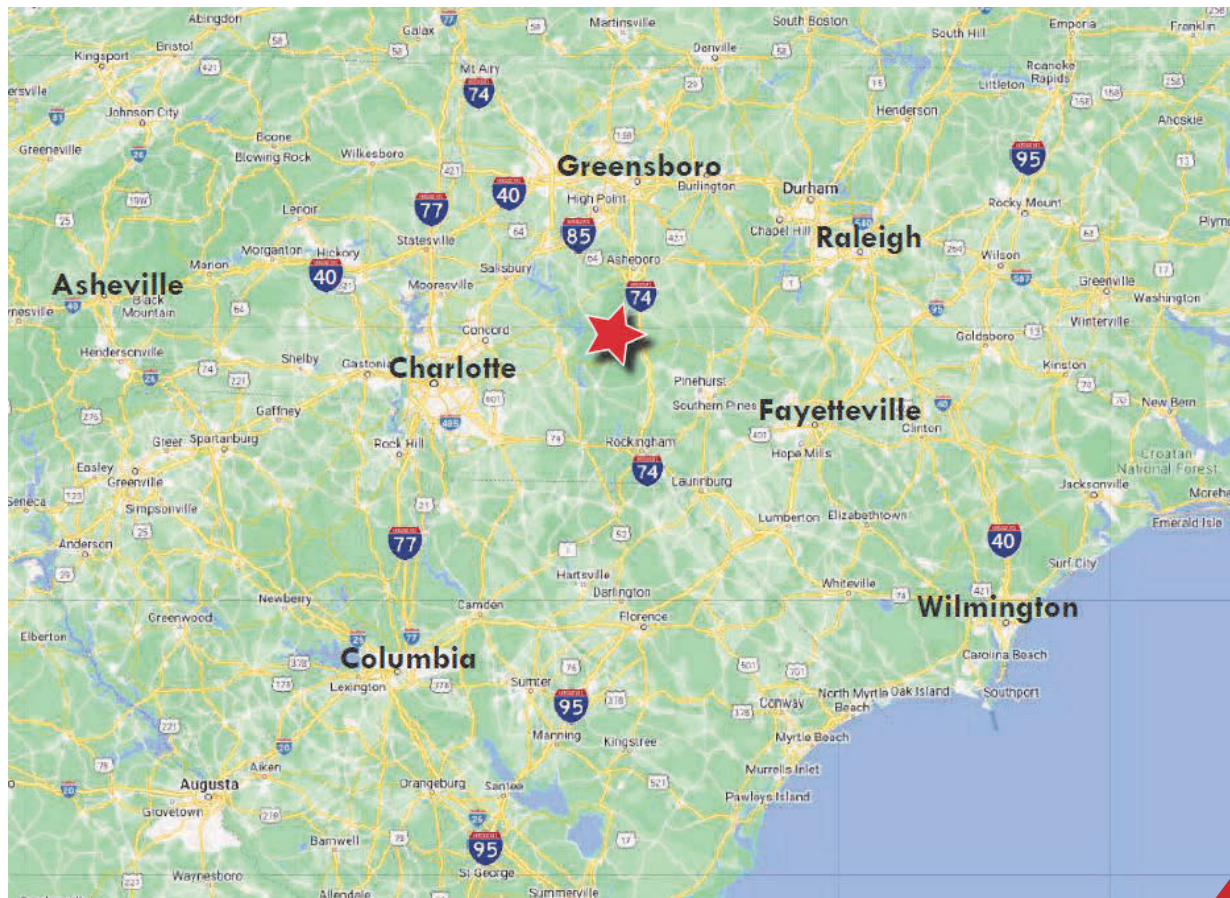
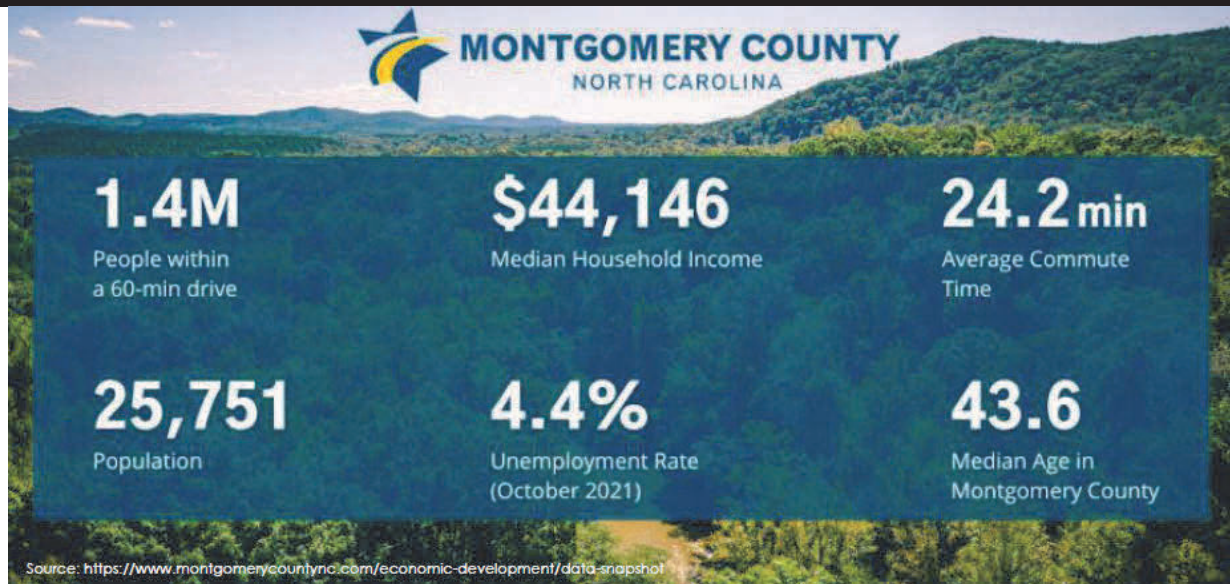


910-576-4221 ext. 1308

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