



# 171,799 SQUARE FOOT WAREHOUSE

\$4/SF\*

171,799 SF Industrial building for lease in downtown Valdese, NC. This property features 12'-20' clear ceilings, 3-phase power (120/208), 13 exterior dock doors, wet sprinkler system, fenced lot and paved parking. New improvements include LED Lighting, a partial NEW roof (approx. 75,000 sf), and NEW gas unit heaters. Main St in Downtown Valdese offers easy access to I-40.

\*Mod. Gross Terms- Owner pays taxes/insurance

720 MAIN ST W

**VALDESE**  
NORTH CAROLINA

CONTACT FOR MORE INFORMATION

**BARRETT MITCHELL**

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# PROPERTY HIGHLIGHTS & PHOTOS



**200 FIRST AVENUE NW, SUITE 507, HICKORY, NC 28601**



## PROPERTY HIGHLIGHTS

- Wet Sprinkler System
- Zoned: M-1
- Fenced Lot
- Recently updated with
  - NEW Gas Unit Heaters
  - NEW Roof (approx 75,000sf)
  - LED Lighting
- (13) Dock Doors
- 12'-20' Clear Ceilings
- Wet Sprinkler System
- 3-phase power
  - 120/208
- Paved Parking

