

FOR LEASE OR SALE

Manufacturing Single Occupancy Building

725 REESE DRIVE SW | CONOVER, NC

127,875 SF AVAILABLE

Owned and Managed by:

PROPERTY OVERVIEW

| Excellent Access to 40

| High Quality Construction

| Heavy Power

| Fully Air Conditioned

26.11 AC

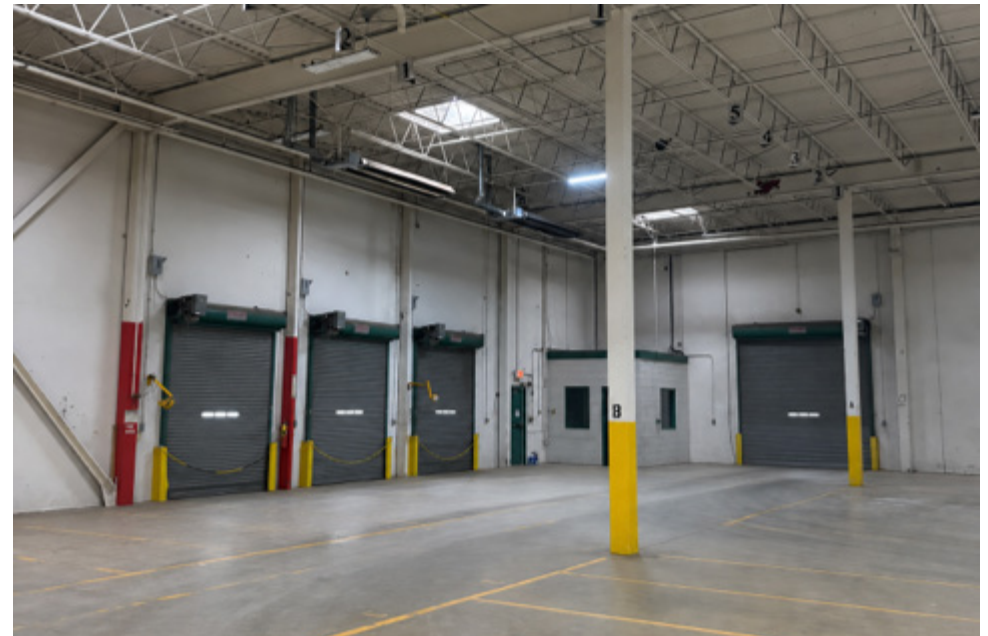
For Sale or BTS
Call Brokers for Pricing

13.25 AC

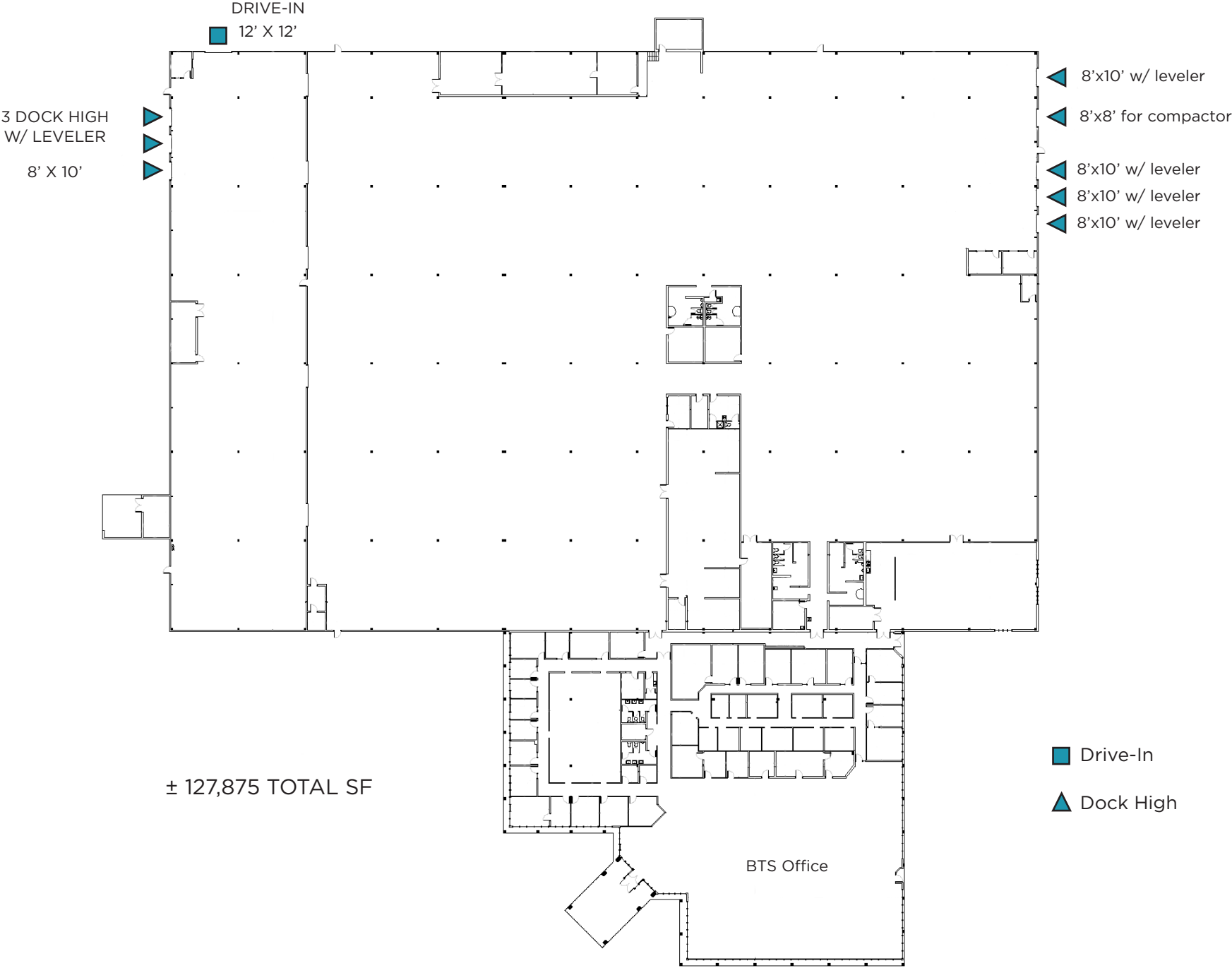


PROPERTY FEATURES

Available SF:	127,875 SF
Office SF:	25,171 SF
Site Area:	13.25 AC
Zoning:	M-1 (General Manufacturing)
Electrical Service:	Heavy power (2) 4000A, 480V, 3-phase
Dock High:	8 Dock High Doors 7 w/ pit levelers and seals (8' x 10')
Drive-in:	1 Drive-in Door (12' x 12')
Clear Height:	21' – 23'
Column Spacing:	40' x 30'
Lighting:	Fluorescent
Sprinkler:	Wet
Parking:	±158 Auto Spaces
Utilities:	• City of Conover Water/Sewer • Duke Energy Power • Piedmont Gas
Highlights:	• 26.11 AC Outside Storage or BTS • Fully Conditioned • Concrete Tilt Walls



FLOOR PLAN



AERIAL MAP



DRIVE TIMES



Downtown Charlotte
55 MIN (46.3 MILES)



Charlotte Douglas International Airport
55 MIN (43.8 MILES)



I-40
3 MIN (1.8 MILES)



I-77
25 MIN (23.4 MILES)



I-85
39 MIN (32.8 MILES)

LOCAL AMENITIES





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