



211

EXIT
44

INTERSTATE
73

INTERSTATE
74

E MAIN ST.

BUILDING 3
± 117,500 SF

BUILDING 1
± 168,417 SF

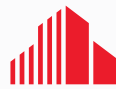
BUILDING 2
± 93,750 SF

DOWD STREET

INDUSTRIAL CAMPUS AVAILABLE FOR SALE

± 417,310 TOTAL SF

468 E MAIN STREET, CANDOR, NC 27229



**CUSHMAN &
WAKEFIELD**

± 417,310 SF

468 E MAIN STREET, CANDOR, NC 27229

Total Building Size:	± 417,310 SF
Site Acreage:	67.66 Acres
Zoning:	Mix of Industrial & Residential
County:	Montgomery County
Parcel ID #s:	<ul style="list-style-type: none">• 7576 20 91 9677 (39.73 Acres)• 7586 17 02 4089 (10.00 Acres)• 7586 17 11 6345 (4.88 Acres)• 7586 17 11 3402 (1.65 Acres)• 7586 17 01 9605 (1.48 Acres)• 7586 17 12 1130 (0.71 Acres)• 7586 17 02 8072 (1.27 Acres)
2023 Tax Bill:	\$90,825
Buildings SF:	Building 1: ± 168,417 SF Building 2: ± 93,750 SF Building 3: ± 117,500 SF Auxiliary Office and Storage Buildings: ± 37,643 SF
Building Ages:	1972 - 2006
Building Construction:	Masonry & Metal
Conveyor Belt:	Three main buildings are connected via conveyor belt systems
Offer Price:	\$13,500,000



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± 417,310 SF

468 E MAIN STREET, CANDOR, NC 27229

BUILDING 1

Size:	± 168,417 SF Total Building Size <ul style="list-style-type: none">± 164,920 SF Warehouse± 3,497 SF Office
Dock High Doors:	52
Drive-In Doors:	2
Clear Height:	10'4" eaves, 15' center
Sprinkler:	Wet
Trailer Parking:	Ample
HVAC:	Fully conditioned



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BUILDING 2

Size:	± 93,750 SF Total Building Size <ul style="list-style-type: none">± 92,263 SF Warehouse± 1,487 SF Office
Dock High Doors:	43 (Cross Docked)
Drive-In Doors:	2
Clear Height:	12'11" eaves, 21' center
Sprinkler:	Wet
Trailer Parking:	Ample
HVAC:	Fully conditioned



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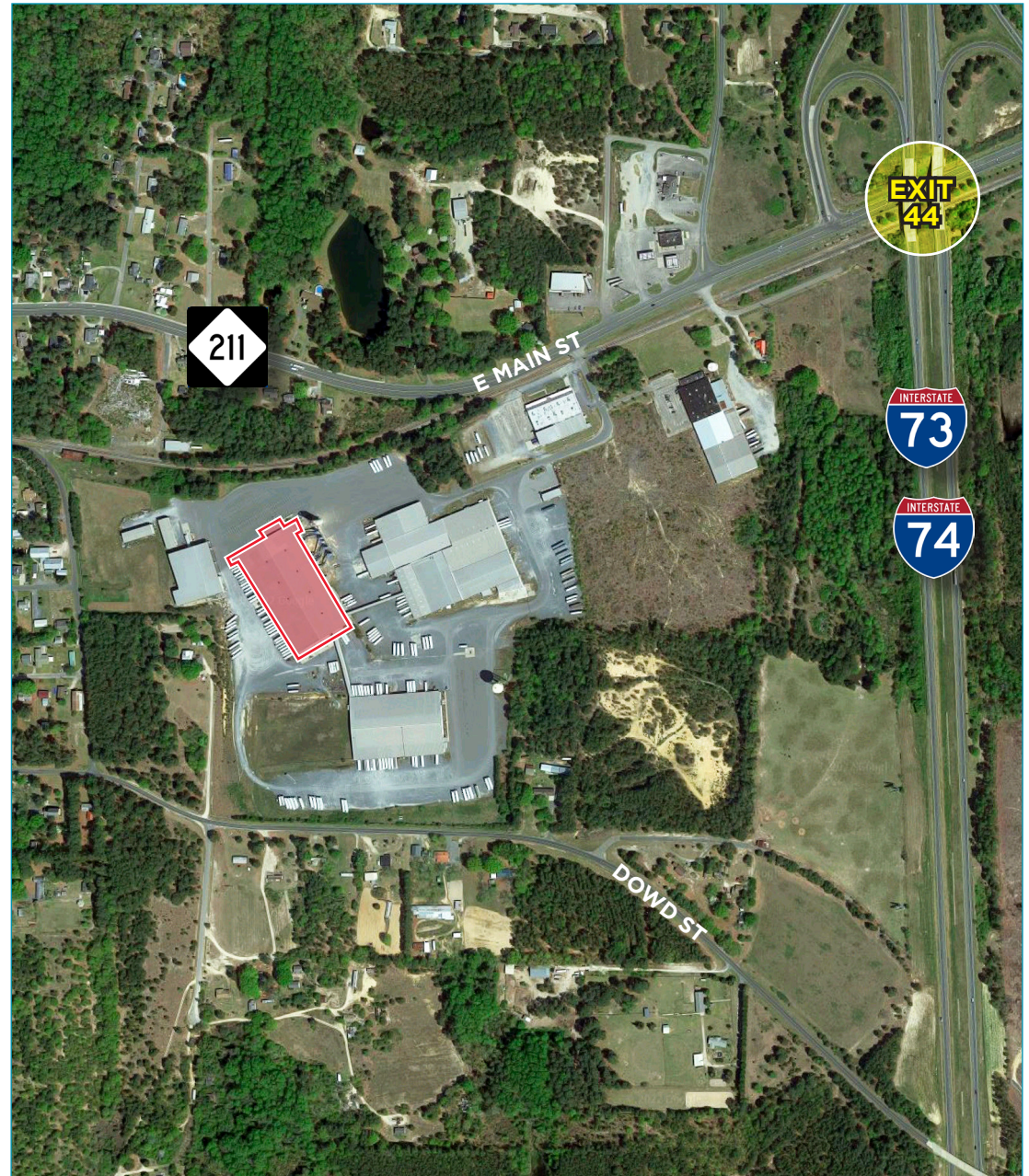
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BUILDING 3

Size:	± 117,500 SF Total Building Size
Dock High Doors:	33 (8' x 9')
Drive-In Doors:	2 (12' x 14')
Power:	4,000 amp electrical service
Sprinkler:	Wet
Trailer Parking:	Ample
HVAC:	Fully conditioned



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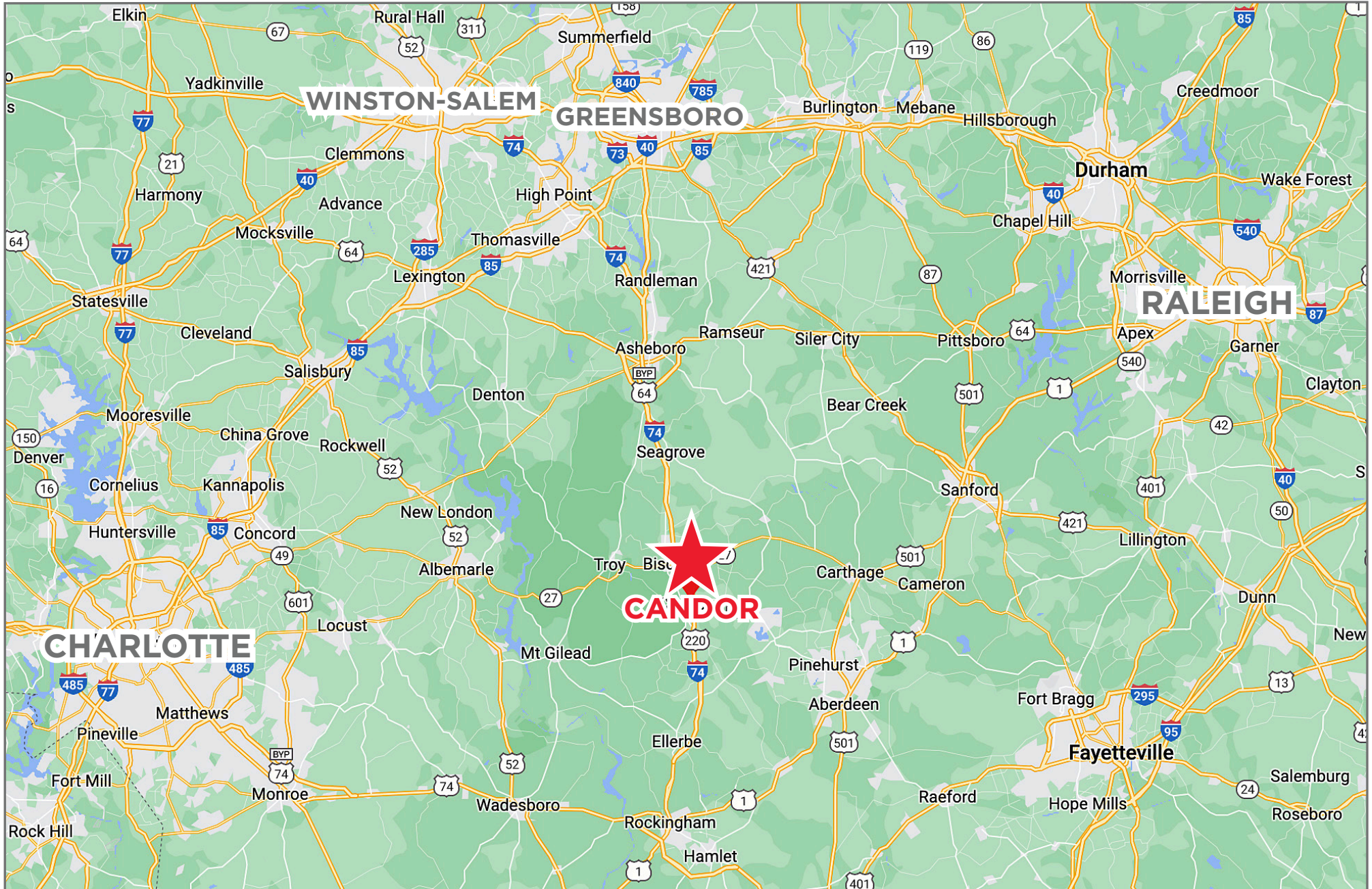
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REGIONAL LOCATION MAP



± 417,310 TOTAL SF

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AERIAL WITH SURROUNDING BUSINESSES





BUILDING 3
± 117,500 SF

BUILDING 1
± 168,417 SF

BUILDING 2
± 93,750 SF

FOR MORE INFORMATION, CONTACT:

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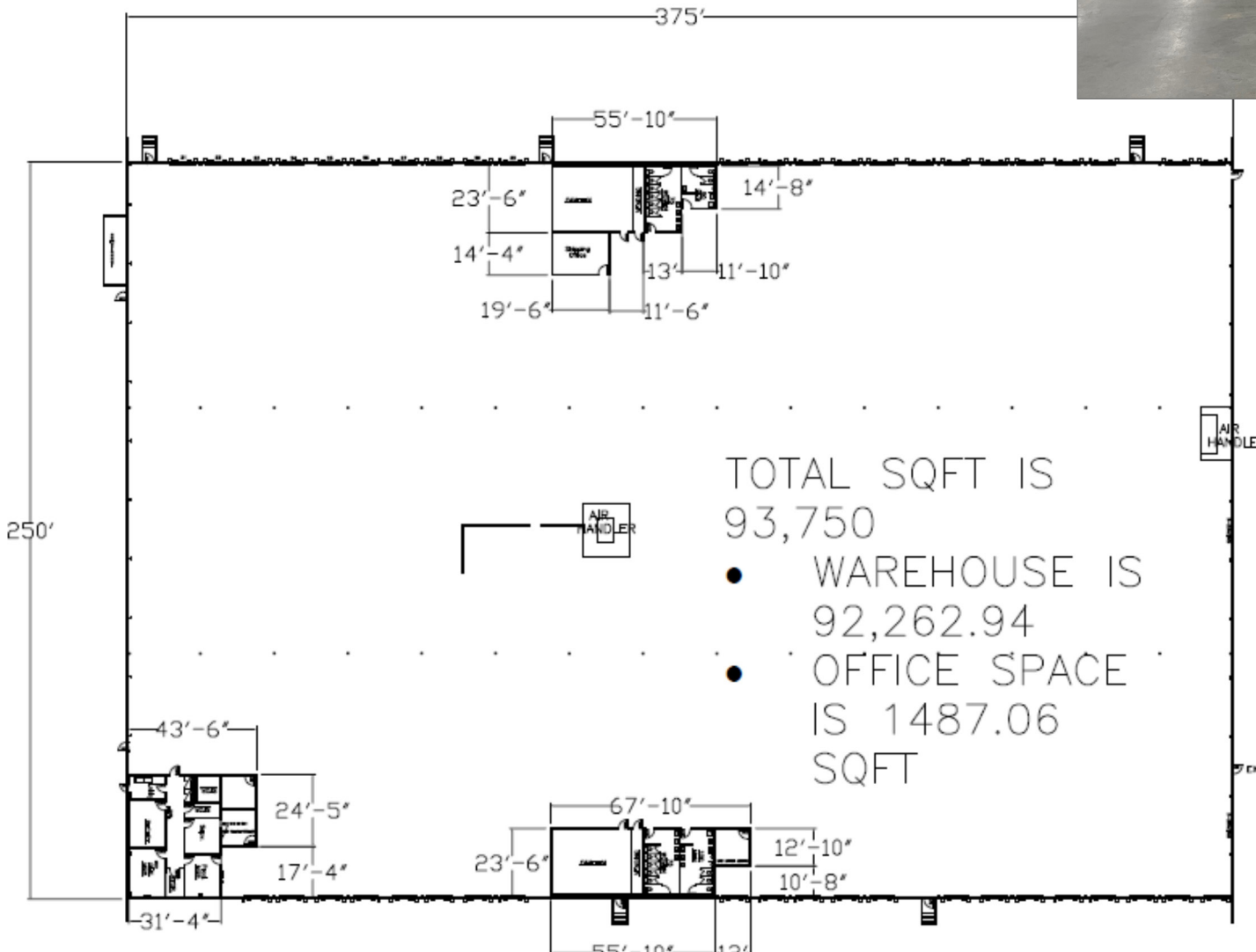
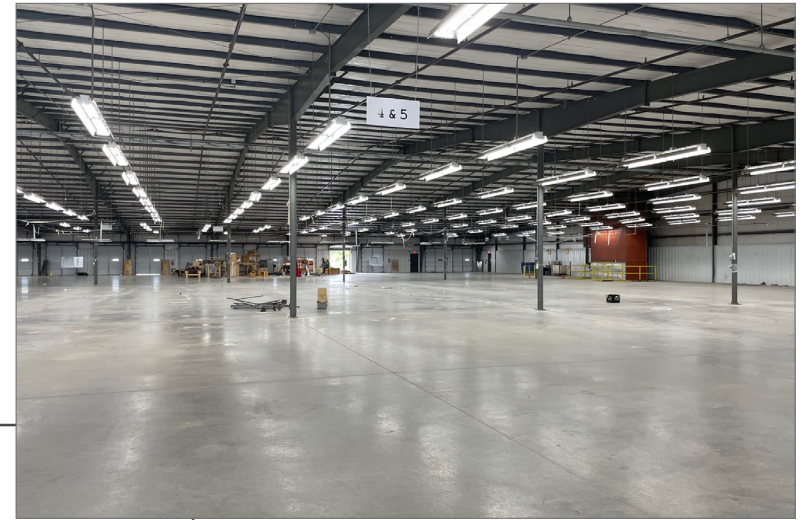
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262,167 TOTAL SF

468 E MAIN STREET, CANDOR, NC 27229

BUILDING 2 FLOOR PLAN



262,167 TOTAL SF

468 E MAIN STREET, CANDOR, NC 27229

BUILDING 1 FLOOR PLAN

