



SOLD

Fletcher Facility (255,176 square feet)

535 Cane Creek Industrial Park Road
Fletcher, North Carolina

ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS PRIOR SALE, LEASING OR FINANCING OR WITHDRAWAL WITHOUT NOTICE, NO LIABILITY OF ANY KIND IS TO BE IMPOSED ON THE BROKER HEREIN.

2115 Rexford Road, Suite 555 | Charlotte, NC | T: 704.364.9100 | F: 704.364.0090



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FLETCHER BUILDING—FLETCHER, NC

Total Building Area: 255,176 SF
Acreage: 29.84 acres

LOCATION

Address: 535 Cane Creek Industrial Park Road
Fletcher, North Carolina 28732

BUILDING FACTS

Building Type: Manufactured Warehouse Facility
Year Built: Built in stages from 1973 to 1993
Condition: Good
Construction: High quality tilt up concrete construction
Ceiling Height: 24' Clear ceiling height
Column Spacing: 30' x 43'
Number of Truck Docks: 26
Drive in Doors: 2
Rail Supplier & Number of Doors: Norfolk Southern & 10
Fencing: Entirely Fenced and Secured
Fire Protection: 100% Dry sprinkler coverage



ZONING / DESCRIPTION

Type of Use Permitted: Industrial
Zoning: Manufacturing District (M-1)

UTILITIES

Electricity Supplier: Progress Energy Carolinas
Water/Sewer Supplier: Henderson Water & Sewer