

AVAILABLE
635,000+ SF For Sale or Lease
Manufacturing/Warehouse Space
35,242 SF Available Immediately

2525 Blacksburg Road, Grover, NC



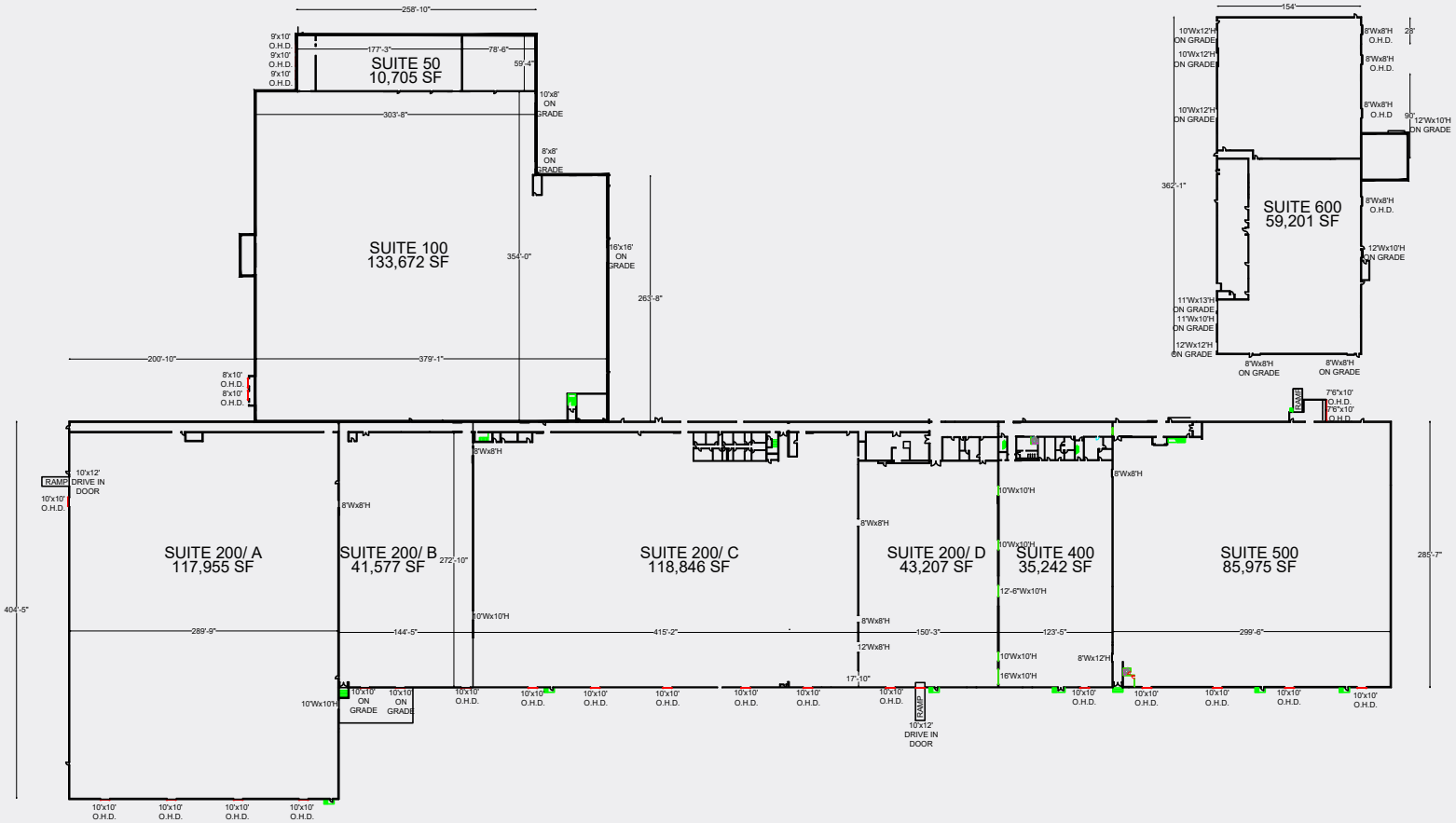
BUILDING FEATURES

- +/- 770,003 Total Square Feet
- 635,000+ Square Feet Available
- Clear Height Varies: +/- 21'-26'
- On-Site Waste-Water Treatment Plant
- Sprinkler System
- Heavy Power with On-site Duke Energy Substation
- +/- 424 Acres of Land
- Dock High and Grade Level Loading
- Land Available for Future Development
- Divisible (as small as 35,242 SF)
- Abundant Outdoor Storage and Trailer Parking
- Easy Access to I-85, I-74 and Charlotte Douglas International Airport
- For Lease - Price Negotiable
- For Sale - Price Negotiable

Contact: Houston Roberts • houston@forsiteinc.com • 704-361-0129



Floor Plan



Availability

Suite 100 - Mid/Late 2025

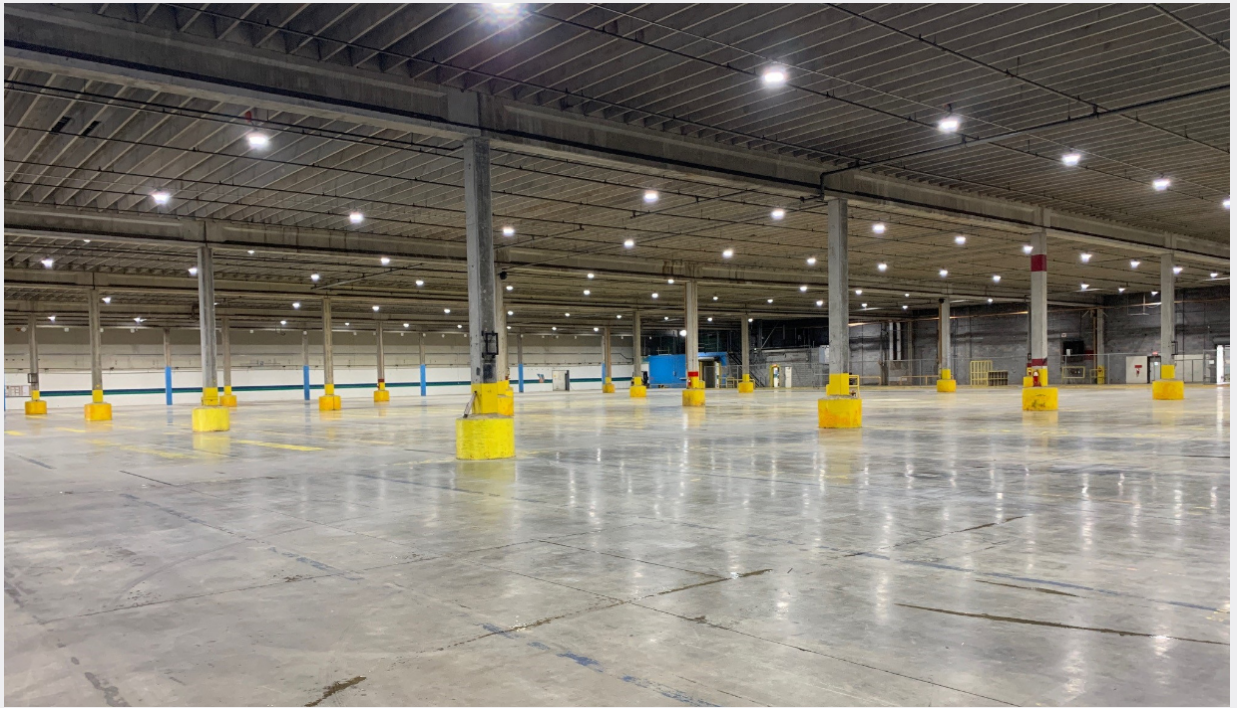
Suite 200 A - Mid/Late 2025

Suite 200 B/C/D - July 2025

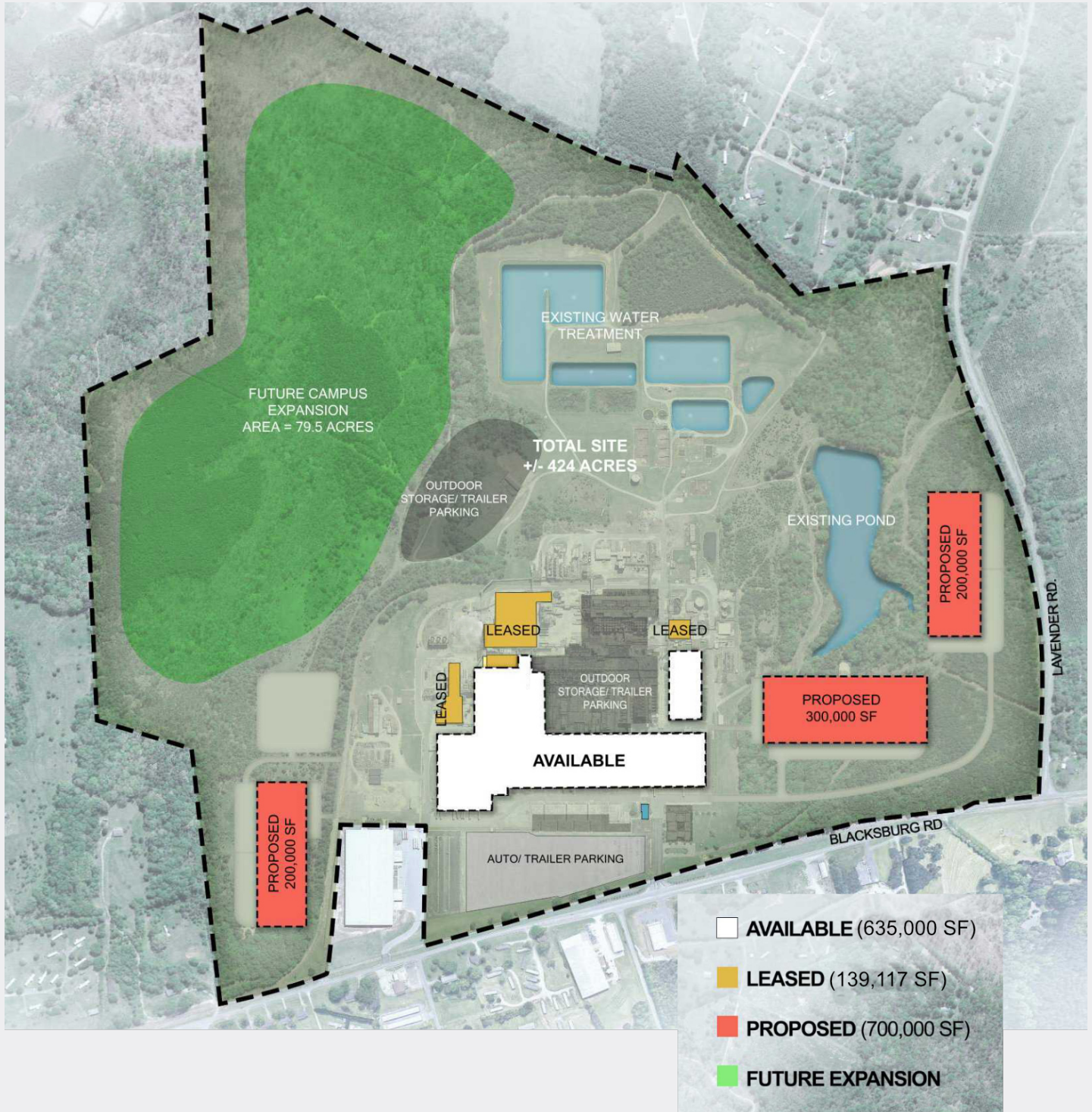
Suite 400 - Available Immediately

Suite 500 - TBD

Suite 600 - Mid/Late 2025

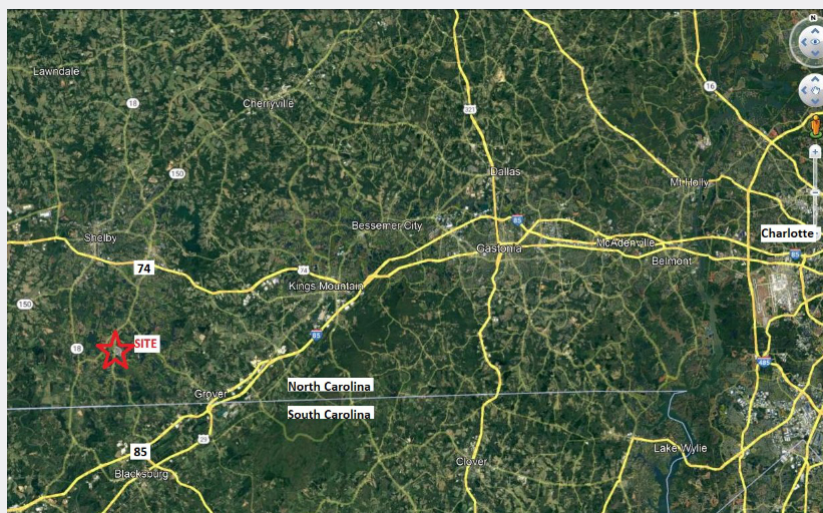


Site Plan





Rear Building Slab Available for Expansion/New Construction
up to +/- 425,000 SF or Outdoor Storage and Trailer Parking



**2525 Blacksburg Road
GROVER, 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 to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.