

FOR SALE

INDUSTRIAL · MANUFACTURING · ROWAN COUNTY, NC

# 1510 NORTH RIDGE AVENUE

SALE PRICE

**\$900,000**

BUILDING SF

**5,432 SF**

PRICE / SF

**\$166**

SITE AREA

**1.14 AC**

Kannapolis, NC 28083  
I-85 Corridor · Charlotte MSA

## THE OPPORTUNITY

A 5,432 SF metal-construction manufacturing building on 1.14 acres in Kannapolis, North Carolina. Built in 1988 and renovated in 2016, the single-tenant building offers one 14' drive-in door, clear-span production area, and 10 surface parking spaces. Configuration supports immediate owner-user occupancy or a re-tenanting play, and the seller will consider a sale-leaseback structure.

## INVESTMENT HIGHLIGHTS

- Single-tenant manufacturing building priced at \$166/SF — below replacement cost for metal construction
- Renovated 2016; one 14'W drive-in door and 10 surface spaces at 2.00/1,000 SF
- Owner-user or investor flexibility — sale or sale-leaseback available
- Direct I-85 access south to Charlotte and northeast to the Piedmont Triad; 14.5 miles to Charlotte Douglas International
- Rowan County industrial demand anchored by Macy's and Jabil occupancies; broad Rowan-Cabarrus-north Mecklenburg labor shed

## PROPERTY SNAPSHOT

|                        |                            |
|------------------------|----------------------------|
| PROPERTY TYPE          | Industrial / Manufacturing |
| BUILDING SIZE          | 5,432 SF                   |
| SITE AREA              | 1.14 AC                    |
| YEAR BUILT / RENOVATED | 1988 / 2016                |
| CONSTRUCTION / CLASS   | Metal / Class C            |
| DRIVE-IN / DOCK DOORS  | 1(14'W) / None             |
| PARKING                | 10 Surface · 2.00/1,000    |
| TENANCY                | Single Tenant              |
| INVESTMENT TYPE        | Sale / Sale-Leaseback      |

EXCLUSIVELY LISTED BY

**Brock Ford**

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