

Sign included  
in sale

**5766 U.S. 421**

Retail/Industrial Property **For Sale / Lease**

**Presented By:**

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**5766 U.S. 421**  
WILKESBORO, NC 28697

**PROPERTY DESCRIPTION**

Excellent opportunity to acquire multi-use real estate with prime frontage along US 421, Wilkesboro and flexible zoning. Building 1 features nearly ±20,000 of conditioned space with 11.5-13.5' clear height, multiple restrooms, private office, and load platform. Building 2 offers approx. ±7,200SF of heated space, ideal for storage. The property also includes a billboard for advertising.

**OFFERING SUMMARY**

<b>Sale Price:</b>	\$1,650,000
<b>Lease Rate:</b>	\$3 - 7 SF/yr (NNN)
<b>Available SF:</b>	±7,184 - 26,534 SF
<b>Lot Size:</b>	2.0 Acres

<b>SPACES</b>	<b>LEASE RATE</b>	<b>SPACE SIZE</b>
<b>Building 1</b>	\$7.00 SF/yr	19,350 SF
<b>Building 2</b>	\$3.00 SF/yr	7,184 SF

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RETAIL/INDUSTRIAL PROPERTY FOR SALE / LEASE



Building 1



Building 1



Building 1



Building 1

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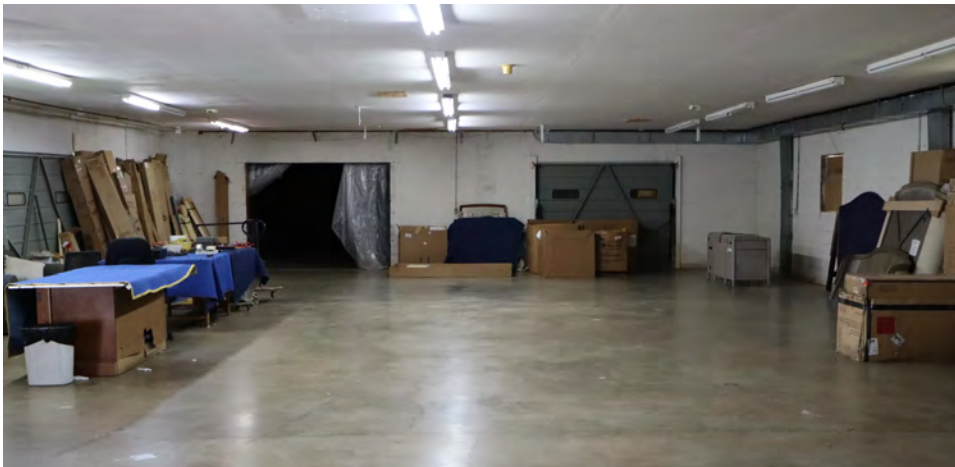
RETAIL PROPERTY FOR SALE / LEASE



Building 2



Building 2



Building 2



Telecom Building

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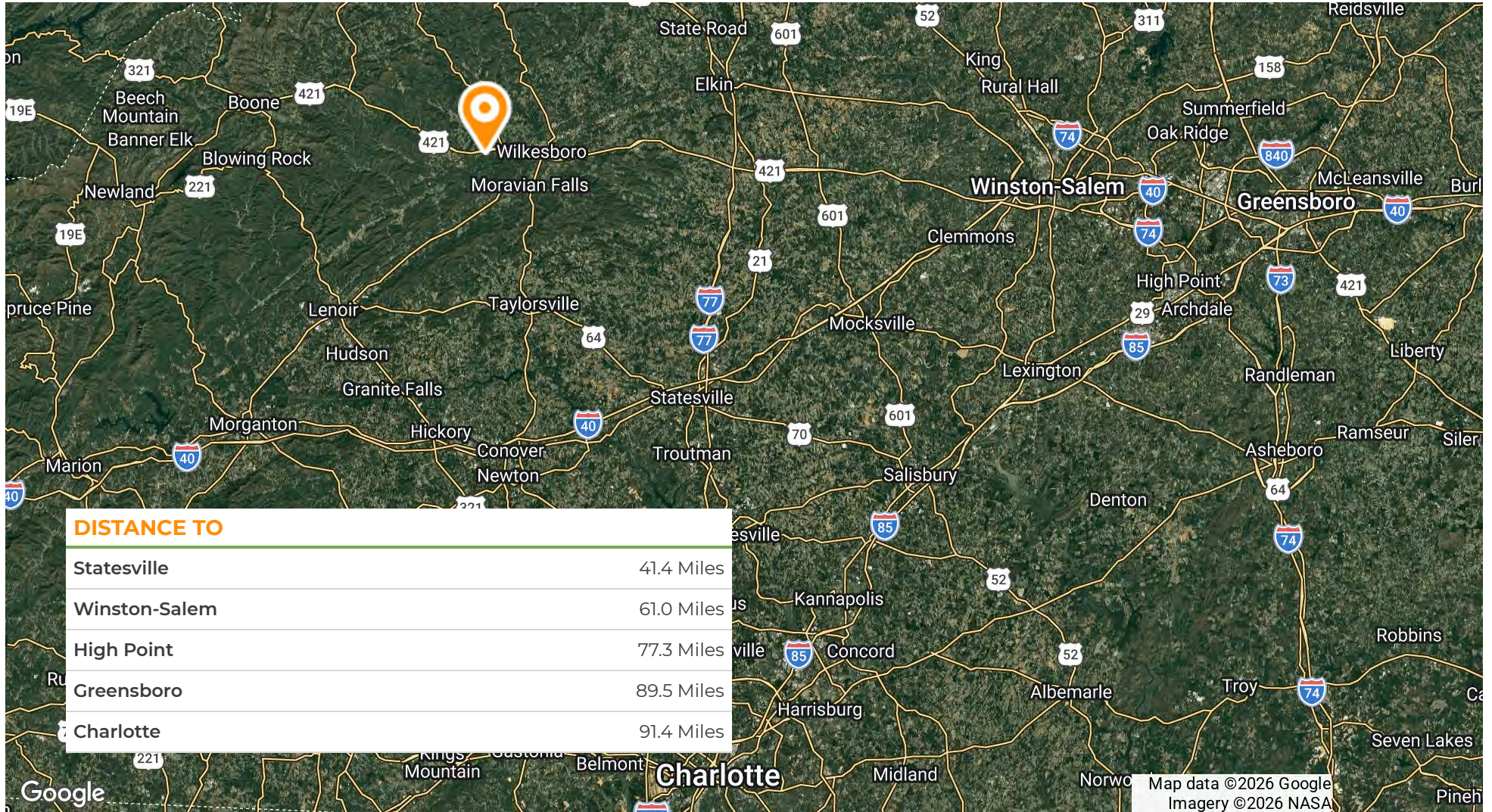
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COMMERCIAL REAL ESTATE

# 5766 U.S. 421

RETAIL PROPERTY FOR SALE / LEASE

## LOCATION INFORMATION

Street Address 5766 U.S. 421  
Wilkesboro, NC 28697

## PROPERTY INFORMATION

Property Type Retail/Industrial  
Property Subtype Warehouse  
PIN 3838-00-8189 / 3838-00-8363  
Zoning B-2 General Business District  
Lot Size 2.0 Acres  
Utilities Water, Sewer, Electric, Gas

**Building 1**  
Size ±19,350 SF  
Year Built 1987, 2017 addition  
Conditioning Fully Conditioned

**Building 2**  
Size ±7,184 SF  
Year Built 1978  
Conditioning Heat Only



**SALE PRICE:** \$1,650,000  
**LEASE RATE:** \$3 - 7 SF/YR  
(NNN)

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