

3 Industrial Buildings
Available together or individually



BROCHURE

144 Industrial Dr, Forest City, NC 28043

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144 Industrial Drive

Forest City, North Carolina 28043

Property Highlights

- Three highly flexible structures that can be leased individually or as a group.
- Building number one and number two have turnkey office build-outs.
- Buildings number two and number three include overhead crane systems.
- Building #1 = 38,045sf. Building #2 = 15,000sf. Building #3 = 8,750sf.
- Convenient access to 221 and 74.
- A total of five docks and eight drive-in doors across the property.
- Receive a significant discount if leasing all three buildings at \$4.50NNN.

Offering Summary

Lease Rate:	#1 \$5.25 #2 \$6 #3 \$6 #1-3 \$4.50
Available SF:	8,750-61,795 SF
Leasable Spaces:	3
Lot Size:	5.77 Acres

For More Information



Jim Davis, SIOR

O: 330 718 3311

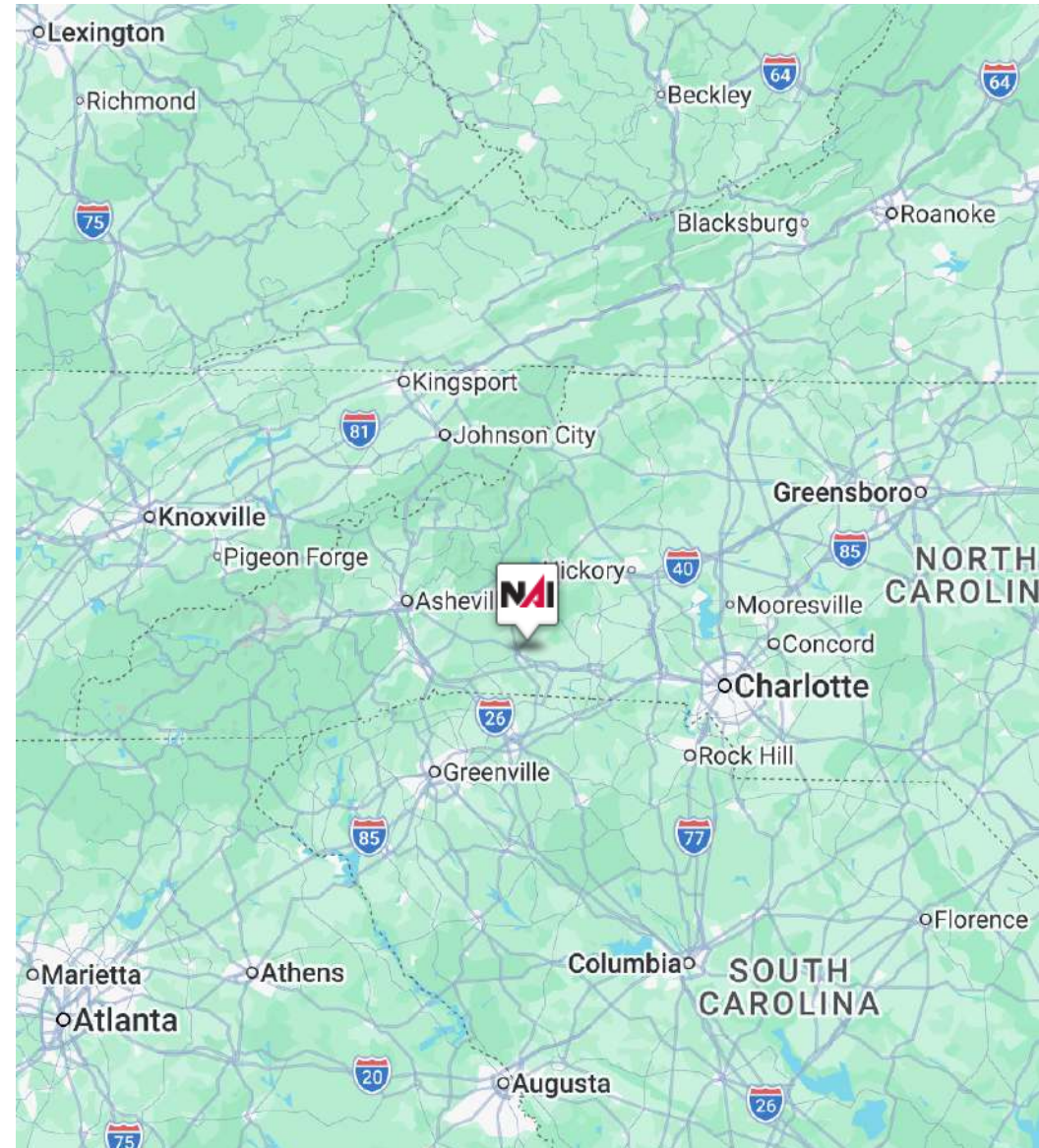
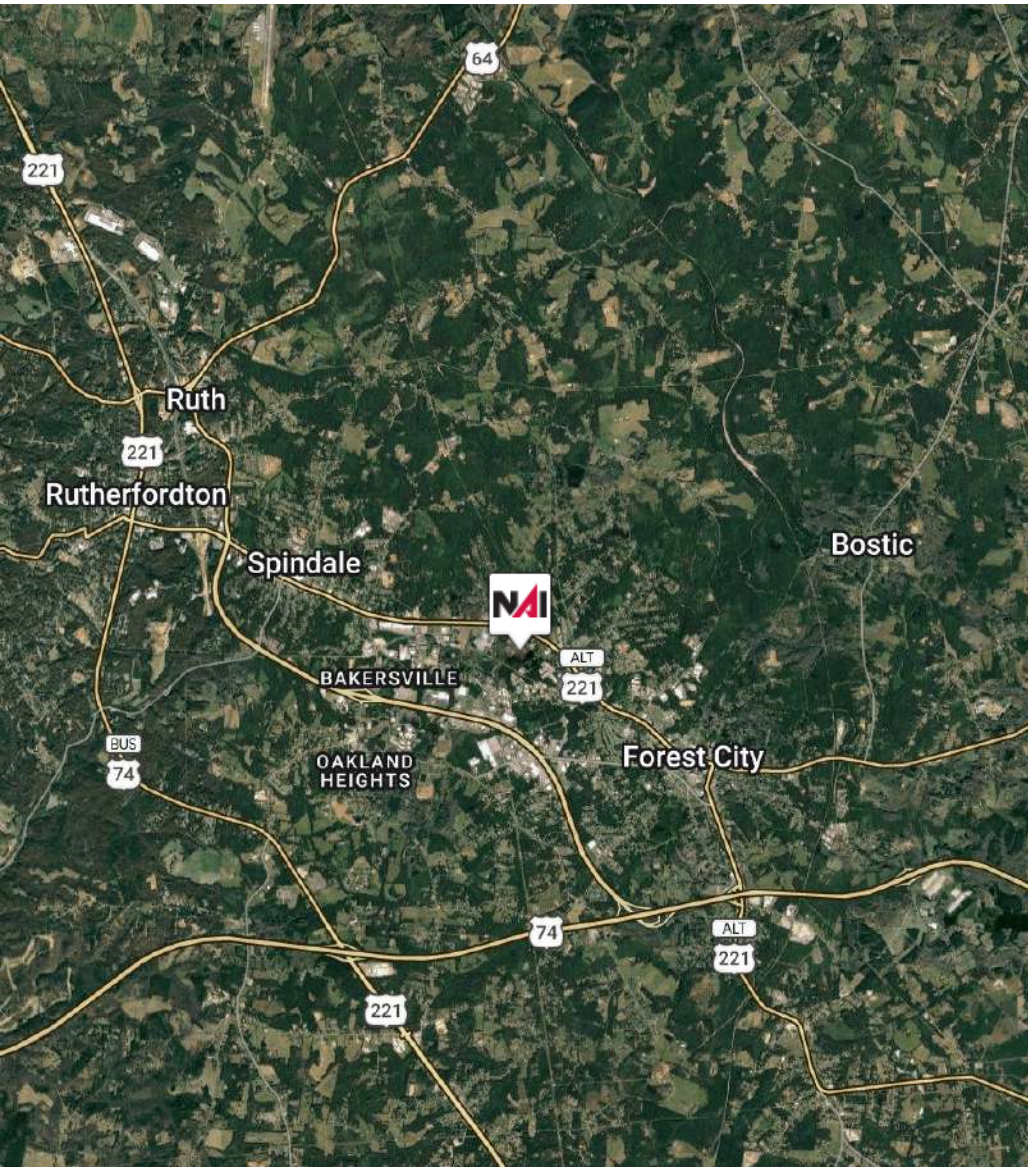
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8,750-61,795 SF
Industrial Space



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Building #1 Highlights

±38,045 SF industrial facility offering a versatile combination of manufacturing, warehousing, and office space. The property features updated LED lighting, 240V and 480V power, paved parking, three dock-high doors, and four drive-in doors. The office component includes a reception area and two stories of functional office space suitable for administrative, management, or support operations.

Recent capital improvements include a brand-new roof, with a new sprinkler system currently being installed. A well-equipped facility offering the infrastructure and flexibility to accommodate a wide range of manufacturing, distribution, and industrial users.



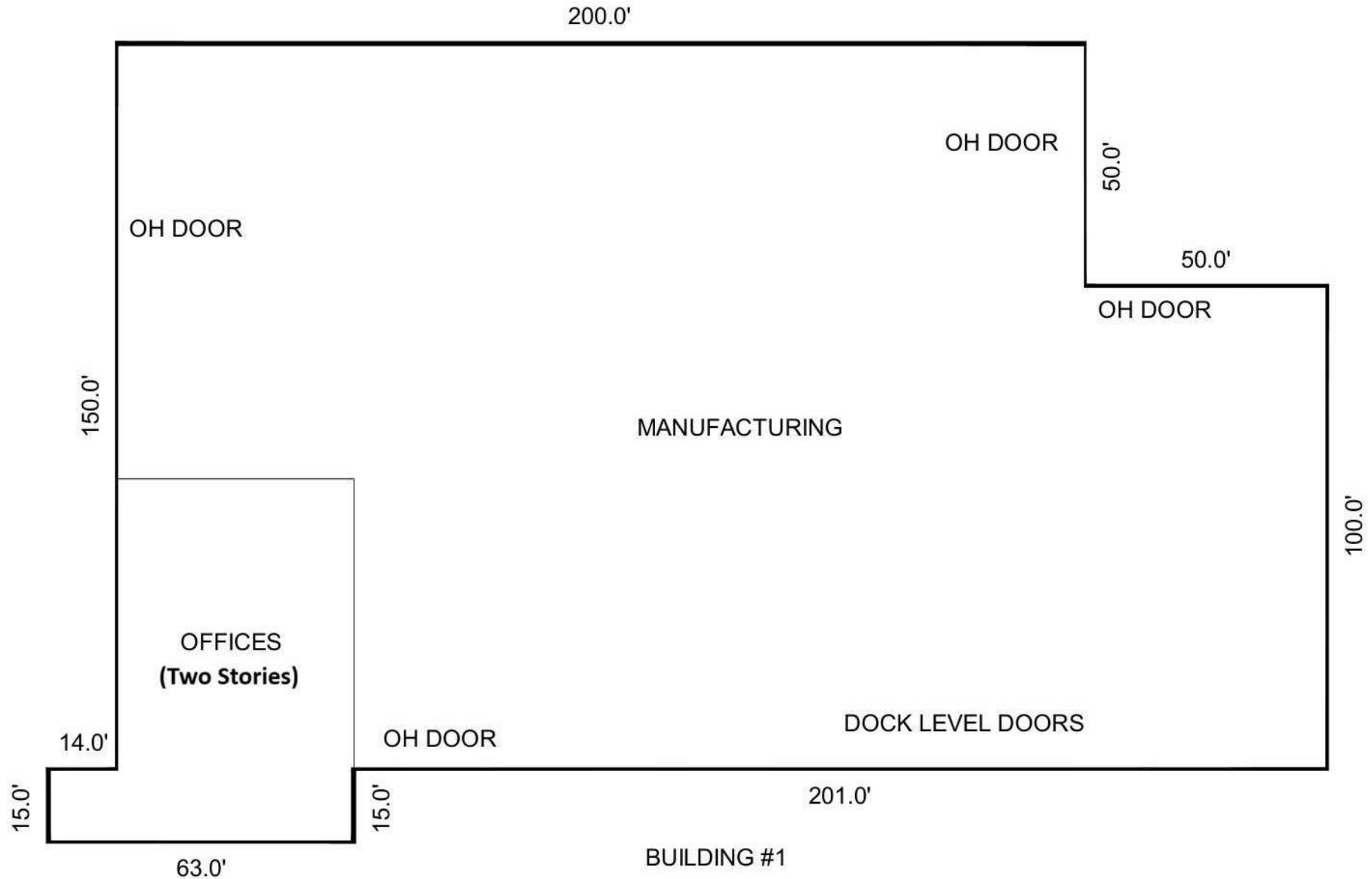
BUILDING 1



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NALBeverly-Hanks

For Lease

**38,045 SF | \$5.25 SF/yr
Industrial Space**



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Building #2 Highlights

±15,000 SF of manufacturing and warehouse space with updated office accommodations. A standout feature is the high-bay section offering ±36' clear height, measured independently of the five-ton overhead hoist. The building is equipped with two dock-high doors, two drive-in doors (one oversized), updated LED lighting, 240V and 480V power, paved parking, and a brand-new roof system.

The combination of substantial clear height, heavy lifting capability, industrial power, functional office space, and excellent loading access makes this an excellent option for manufacturing, fabrication, assembly, warehousing, or other industrial operations.



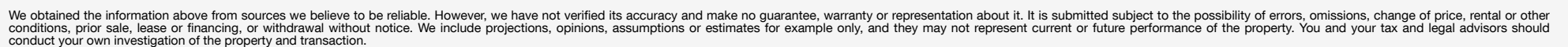
BUILDING 2

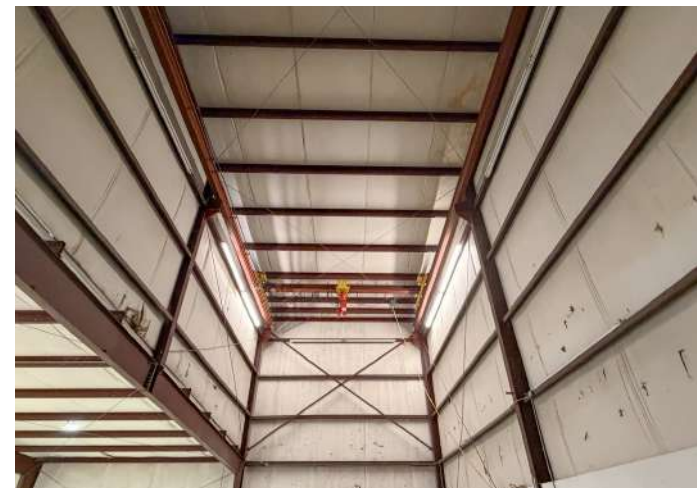


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Building #3 Highlights

±8,750 SF of functional manufacturing and warehouse space well suited for fabrication, production, storage, or related industrial uses. The building features ±32' clear height at the center of the bays, measured independently of a five-ton overhead hoist, and two large overhead doors.

Additional features include updated LED lighting, 240V and 480V power, paved parking, bathrooms, and a brand-new roof. The current configuration does include restrooms but does not include office space, allowing the majority of the building to remain dedicated to productive industrial use.



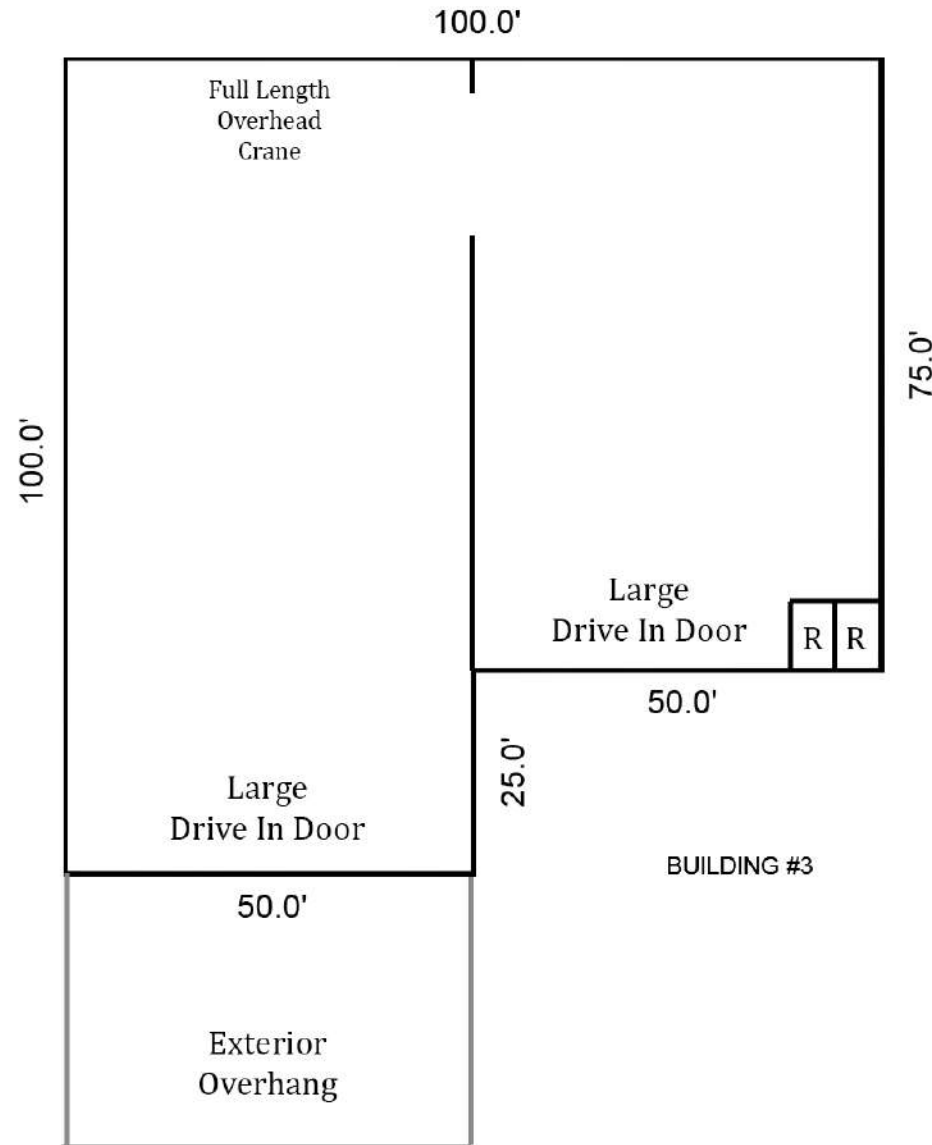
BUILDING 3



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COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

For more information or a private tour, reach out to...

Jim Davis, SIOR

Commercial Real Estate Broker

Jim Davis is a top-producing commercial real estate broker with NAI Beverly-Hanks in Asheville, North Carolina. He specializes in industrial, office, retail, and investment properties across Western North Carolina. Known for clear communication, strong market analysis, and high-quality marketing, Jim brings a strategic and professional approach to every assignment. He is an SIOR designee and a multiple CoStar Power Broker Award recipient.



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