

486-490 VANCE STREET

Forest City, NC 28043

Forest City



VANCE ST

1,900 VPD

Available for Sale or Lease

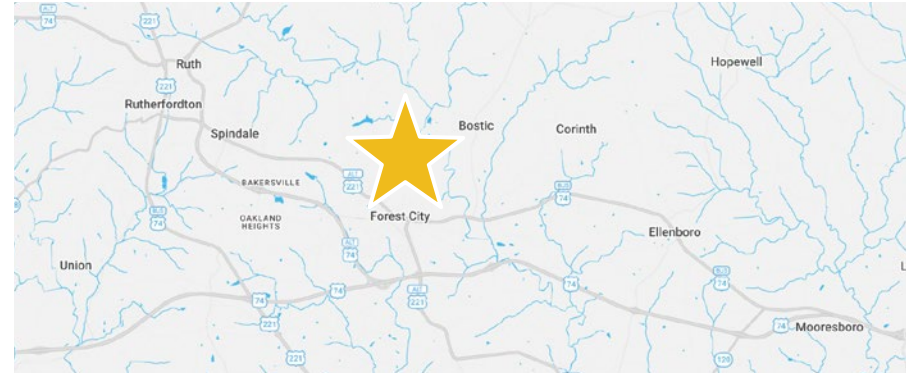
+/- 123,128 Total SF | Multi-Building Industrial Opportunity



Property Overview

Whiteside Properties presents a multi-building industrial opportunity totaling +/- 123,128 SF available for sale or lease at 486-490 Vance St in Forest City, NC. Situated on +/- 19.97 AC and zoned M-1, the property features office, manufacturing, and warehouse space with clear heights ranging from 21' to 23'. Originally constructed in 1972, the site offers flexibility for a variety of industrial users. Conveniently located just 1.4 miles from downtown Forest City, the property provides excellent access to the surrounding markets.

+/- 123,128 SF Available for Sale or Lease



ADDRESS

486 - 490 Vance St
Forest City, NC 28043

AVAILABILITY

Available for Sale or Lease

SQUARE FOOTAGE

Total Square Footage: +/- 123,128 SF

486 Vance St: +/- 66,128 SF

490 Vance St: +/- 45,000 SF

488 Vance St: +/- 12,000 SF

ACREAGE

Total Acreage: +/- 19.97 AC

468 & 490 Vance St: +/- 11.07 AC

488 Vance St: +/- 8.9 AC

ASSET CLASS

Industrial

ZONING

M-1

YEAR BUILT

486 Vance St: 1972

490 Vance St: 1970

DOORS

486 Vance St: (5) Dock Doors, (2) Drive-in Doors

490 Vance St: (8) Dock Doors, (1) Drive-in Doors

PARCEL IDS

486 & 490 Vance St: 432582

488 Vance St: 1625726

CLEAR HEIGHT

486 & 490 Vance St: 23'

488 Vance St: 21'

COLUMN SPACING

22' x 22'

SALE PRICE/LEASE RATE

Call for Pricing

Property Photos





1,900 VPD

VANCE ST



VANCE ST

1,900 VPD



VANCE ST

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
 POPULATION	2,228	11,949	26,072
 HOUSEHOLDS	855	5,023	10,848
 AVERAGE HOUSEHOLD INCOME	\$67,672	\$66,036	\$65,772
 BUSINESSES	200	829	1,215
 EMPLOYEE POPULATION	1,592	8,465	12,593



Contact for More Information

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Disclaimer: All zoning and property information presented herein by prospective Buyer's should confirm such information with a land use attorney, architect, and civil engineer. Whiteside Properties does not warrant or represent this information to be accurate and should be not be used as assumptions for underwriting this property. This information has been sourced from Charlotte Mecklenburg Tax Records and the City of Charlotte Unified Development Ordinance which are all subject to change and require verification by Buyer.