

68 CIRCLE DRIVE

MARION, NORTH CAROLINA 28752

PREMIER FLEX-INDUSTRIAL OPPORTUNITY


WAREHOUSE | OFFICE | APARTMENT | 0.50 ACRES




68 Circle Drive is a substantially improved flex-industrial property in the Pleasant Gardens community of Marion, NC.


Offering approx. 9,029 SF of warehouse, office, and flex space with an efficiency apartment/executive suite, this property is ideal for an owner-user, investor, contractor, light manufacturing, or distribution business.


Extensively updated with premium infrastructure, 3-phase power, multiple drive-in doors, loading docks, and separate entrances—this property offers exceptional flexibility and value.

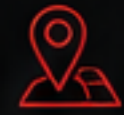
 9,029 SF
TOTAL BUILDING

 4 OVERHEAD DOORS
INCLUDING 2 FULL-GLASS

 2 LOADING DOCKS

 3-PHASE POWER
3 SEPARATE METERS

 EFFICIENCY APARTMENT
BUILT IN 2026

 EASY ACCESS
US 70 & I-40



RECENT CAPITAL IMPROVEMENTS

- ✓ Berridge Zee Lock Standing Seam Metal Roof – 2025
- ✓ New Shingle Roof – 2025
- ✓ New Flat Roof – 2026
- ✓ Exterior Paint – 2025
- ✓ New Efficiency Apartment – 2026
- ✓ Fire Inspection Completed – 2026

IDEAL USES

-  Contractor Headquarters
-  Warehouse / Distribution
-  Light Manufacturing
-  Service Businesses
-  Trades & Specialty Shops
-  Equipment Storage
-  E-Commerce Fulfillment
-  Owner-User or Investor

PROPERTY OVERVIEW

Total Building SF:	9,029 SF
Acreage:	0.50 Acres
Year Built:	1960
Construction Type:	Block, Metal, Hardboard Siding
Roof:	Metal, Flat, Architectural Shingle
Ceiling Height:	Varies
Overhead Doors:	4 (2 Full-Glass)
Loading Docks:	2
Power:	3-Phase / 3 Separate Meters
Water:	City Water
Sewer:	Septic
Zoning:	Unzoned (McDowell County)
Tax Parcel ID:	0781-02-59-1430
Sale Price:	\$649,000

EFFICIENCY APARTMENT / EXECUTIVE SUITE



- Completed in 2026
- Private Entrance & Parking
- Full Bath
- Custom Cabinetry
- Granite Countertops
- All-New Appliances
- Washer/Dryer
- Beautiful Mountain Views



LOCATION ADVANTAGES

- Located in Pleasant Gardens Community of Marion, NC
- Quick Access to US Hwy 70 and I-40
- Approx. 1.5 Miles to US 70
- Approx. 2–15 Minutes to I-40 Exit 86 or 72
- Convenient to Marion, Morganton, Asheville and Greater Western NC Market



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