



7626 CAVALIER WAY · CONNELLY SPRINGS, NC · BURKE COUNTY

Warehouse with office

<1 mi from I-40 Exit 116

OFFERED AT
\$3.25/SF/YR

480/208v
 POWER

51,933^{SF}
 RENTABLE SQ FT

I-40
 ACCESS

This 51,933 square foot warehouse with 12'-20' clear height offers convenient access to I-40, making it an ideal location for distribution or industrial operations. The facility features three dock platforms (18'x19', 10'x10', and 10'x8') and is equipped with 3-phase power (480/208v) to support a wide range of industrial needs. The property includes a security system, HVAC in the office area, and gas unit heaters serving a portion of the warehouse. These features combine to deliver a well-equipped and efficient industrial space.

PROPERTY FACTS

PIN	276266716393 (Burke County) ↗
ZONING	IND
BUILDING	51,933 square feet available
FRONTAGE	0.2mi from I-40 Access Exit 116
POWER	3-phase power (480/208v)
DOORS	(3) Dock platforms: 18'x19', 10'x10', 10'x8'
HEAT/COOL	HVAC in office, gas unit heaters in portion of warehouse



FOR INQUIRIES

BARRETT MITCHELL

Broker · Boyd & Hassell Industrial & Commercial Properties, Inc.

CELL 828.234.5907
OFFICE 828.322.1723
EMAIL barrett@bhicp.com
WEB bhicp.com

DISCLOSURE: Information herein is believed to be accurate but is not guaranteed; prospective buyers should verify independently. © 2026 Boyd & Hassell Industrial & Commercial Properties, Inc.

Call Barrett- [828.234.5907](tel:828.234.5907) Email Barrett barrett@bhicp.com Visit bhicp.com View on County GIS

BOYD & HASSELL INDUSTRIAL & COMMERCIAL PROPERTIES, INC.