



Coordinates: 35.466266, -81.129153

Overview:

Industrial building suited for many uses, manufacturing, warehouse. Building has both loading docks and drive-in door. 900 sq. ft. office (frame construction) with 20,000 sq. ft. metal building. Located on Hwy 73 between Lincolnton and Hwy 16 Iron Station.

Specifications:

- Total sq. Ft. 20,900
- 11 acres
- Metal construction with 16' clear low 12' —14' clear high ceilings
- Built in 1992
- Compressed air lines
- 2 dock doors—1 drive in door (14'x10')

Interstates and Highways:

- Adjacent to of NC73
- 6.0 miles to Hwy 321
- 8.5 miles to HWY16
- 16.7 miles to US I-77
- 17.1 miles to I-85
- 18.3 miles to I-485
- 23.7 miles to I-40
- 27.2 miles north of the Charlotte-Douglas International Airport
- 44 miles to the Charlotte Intermodal Facility at the Charlotte-Douglas International Airport

Infrastructure in Place

Water:	Well
Sewer:	Septic
Electric:	Duke Energy
Natural Gas or: Propane Gas	Piedmont Natural Gas (If - available)
Data and Telecom: (Coax)	Spectrum Communications and/or AT&T Communications

For Lease : \$4.35/Sq. Ft.
For Sale: \$825,000

Contact Kara Brown
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Images of the Kiser Facility



Interior Images of the Kiser Facility



Aerial Map

