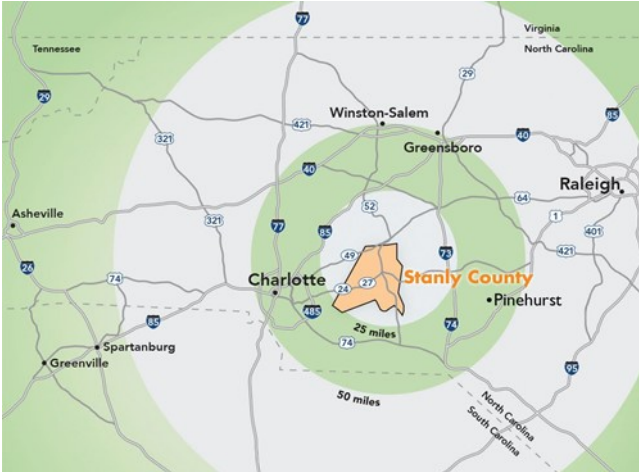


*Water. Air. Land. Innovation.*



**704 Central Ave**



**704 Central Ave Locust, NC 28097**

**Infrastructure**

- Electricity: Duke Energy
- Water: Stanly County
- Sewer: Septic system; County sewer is available
- Natural Gas: Piedmont Natural Gas
- Telecommunications: Spectrum

**Property Details**

- 1.5 acre site
- Warehouse/Office (Total square footage – 18,676; office space 22'x25'; break room 20'x25')
- Ceiling Heights: 14' front warehouse; 10' everywhere else
- 5 loading docks
- 3 drive in doors
- Zoning: grandfathered for manufacturing
- 19 minutes from I-485
- Within one hour of Charlotte Douglas International Airport
- Aggressive local incentives
- Air attainment status
- Foreign Trade Zone #57

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