

229 MONTGOMERY  
AVENUE  
ALBEMARLE,  
NORTH CAROLINA

  
**STANLY COUNTY**  
NORTH CAROLINA  
Economic Development Commission

**INDUSTRIAL ZONING**



CALL FOR MORE INFO  
704.986.3682

## PROPERTY FEATURES

Located in Downtown Albemarle, NC, approximately 50 minutes from Charlotte and I-85. Large warehouse with large closet storage and individual office spaces with natural light. Local property manager on-site. **For lease.**

- Electricity: City of Albemarle
- Water & Sewer: City of Albemarle
- Natural Gas: Piedmont Natural Gas
- Telecommunications: Spectrum or Windstream

✓ **15,326 sqft total (13,246 warehouse space; 2,080 sqft office space)**

✓ **1 drive-in door**

✓ **1 dock door**

✓ **Operational paint booth**

## STANLY COUNTY ECONOMIC DEVELOPMENT

Stanly County offers aggressive local incentives, convenient highway access, and the lowest sales tax in the Charlotte region.



[info@stanlyedc.com](mailto:info@stanlyedc.com)



[www.stanlyedc.com](http://www.stanlyedc.com)



1000 N. First St  
Albemarle, NC 28001

Foreign Trade Zone #57  
Air attainment status

442-F NORTH 3<sup>RD</sup>  
STREET  
ALBEMARLE,  
NORTH CAROLINA



INDUSTRIAL ZONING



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## PROPERTY FEATURES

Located in Downtown Albemarle, NC, approximately 50 minutes from Charlotte and I-85. Warehouse space with tall ceilings. **For lease.**

- Electricity: City of Albemarle
- Water & Sewer: City of Albemarle
- Natural Gas: Piedmont Natural Gas
- Telecommunications: Spectrum or Windstream

- ✓ **9,000 sqft warehouse space**
- ✓ **1 dock door**
- ✓ **Fully sprinklered**
- ✓ **Fenced-in parking lot**
- ✓ **Local on-site property manager**

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1000 N. First St  
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Foreign Trade Zone #57  
Air attainment status

422-B NORTH 3<sup>RD</sup>  
STREET  
ALBEMARLE,  
NORTH CAROLINA



INDUSTRIAL ZONING



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## PROPERTY FEATURES

Located in Downtown Albemarle, NC, approximately 50 minutes from Charlotte and I-85. Large expandable warehouse space with tall ceilings. Office space with closet storage. **For lease.**

- Electricity: City of Albemarle
- Water & Sewer: City of Albemarle
- Natural Gas: Piedmont Natural Gas
- Telecommunications: Spectrum or Windstream

- ✓ **58,000 sqft warehouse space. Expandable up to 125,000 sqft.**
- ✓ **4 dock doors**
- ✓ **1 drive-in door**
- ✓ **Fully sprinklered**
- ✓ **Local on-site property manager**

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