225-245 Punch Loop Road

CONOVER, NC 28613

42.46 ACRES | INDUSTRIAL LAND | SALE OR BUILD TO SUIT OPPORTUNITY





FOR SALE

Exceptional 42.46 Acre site located on Punch Loop Road right off of Exit 130 from Intertstate 40.

This site offers fantastic interstate access and can accomodate up to 400,000 SF.

ADVANTAGES

- All Due Diligence Completed
- Industrial Zoning
- Less than 1.0 Miles to I-40
- Site Could Accomodate up to ±400,000 SF
- Interstate 40 Frontage
- High probability for rail service via Norfolk Southern Railway
- Available for Purchase or Build to Suit Opportunity

Excellent Interstate Access:

±7 Miles to Highway 321

±22 Miles to Interstate 77

±33 Miles to Interstate 85





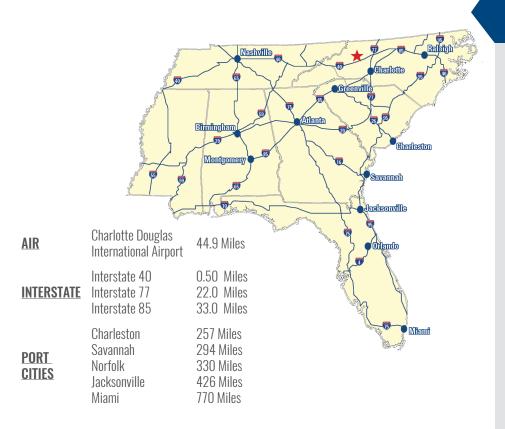


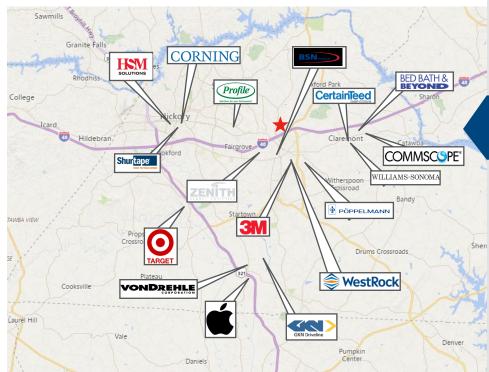
www.colliers.com/charlotte www.robinsonweeks.com www.teamprism.com

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PROPERTY DETAILS

Total Acreage: 42.46 Acres

Address: 225-245 Punch

Loop Road

Conover, NC

County: Catawba County

Water: City of Conover

Main Size - 12"

Sewer: City of Conover

Main Size - 8"

Electric: Duke Energy

Natural Gas: Piedmont Natural Gas

Main Size - 4"

Zoning: Industrial (EM-1)

Tax Parcel IDs: 373215637067

373219624103

373219613889

373219720454

Asking Price: \$43,000 Per Acre

CONTACT

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