

# 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 Interstate 40.

This site offers fantastic interstate access and can accommodate 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  $\pm 400,000$  SF
- Interstate 40 Frontage
- High probability for rail service via Norfolk Southern Railway
- Available for Purchase or Build to Suit Opportunity

Excellent Interstate Access:

$\pm 7$  Miles to Highway 321

$\pm 22$  Miles to Interstate 77

$\pm 33$  Miles to Interstate 85



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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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<b>AIR</b>	Charlotte Douglas International Airport	44.9 Miles
<b>INTERSTATE</b>	Interstate 40	0.50 Miles
	Interstate 77	22.0 Miles
	Interstate 85	33.0 Miles
<b>PORT CITIES</b>	Charleston	257 Miles
	Savannah	294 Miles
	Norfolk	330 Miles
	Jacksonville	426 Miles
	Miami	770 Miles

