

# VANCE STREET INDUSTRIAL

486 Vance Street | Forest City NC 28043

**NORTH  
CAROLINA**

## BUILDING FEATURES

### COUNTY INFORMATION

County	Rutherford
In City Limits / Zoning	Yes / M-1
County Tier Designation	Tier 2

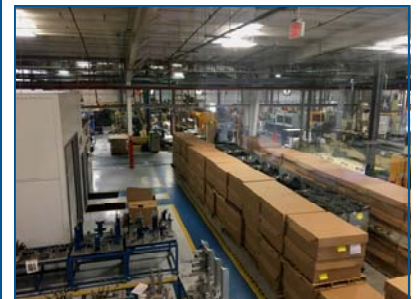
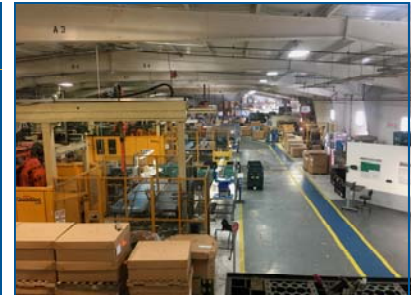
### AVAILABILITY & PRICE

Sales Price	\$2.7 Million
Lease Price	\$25,500 / month
Total Sq. Footage / # Bldgs	111,128 SF / 2 Buildings
# Acres / Expandable	11.08 / No
Bldg Type / Ind/Bus Park	Industrial / Stand Alone



## FEATURES BY AREA

	AREA 1	AREA 2	AREA 3
Type	Manufacturing	Interior Office Space	Warehouse
Square Footage	60,000 (two 30,000 bays)	6,128	45,000
# of Stories	One	Two	One
Year Built / Renovated	1967 / 1972		
Center Ceiling Height (feet)	20'		20'
Eve Ceiling Height (feet)	16'		16'
Doors	3 - Dock High (no levelers) / 1 - 'Double' Dock High (no levelers)		6 - Dock High 10' x 8' (with levelers) / 2 - Dock High 10' x 8' (no levelers)
	1 - Drive-in 12' x 10'		1 - Drive-in 12' x 10'
Columns	Only where two bays meet		
Compressed Air			
HVAC Cooling System			
HVAC Heating System	Gas / Space Heaters		
Sprinkler System Type	100% Sprinklered		
Primary Lighting Type	Fluorescent & Incandescent		
Roof Type	Gabled		
Exterior Material	Metal & Brick Building		Metal Building
Interior Material	Plaster		



UTILITIES & PROVIDERS	Electricity:	Duke Energy	Water Service:	Town of Forest City	Highways and Interstates:	Closest Hwy:	4 miles to Hwy 74	Closest Interstate:	24 miles to I-26
	Natural Gas: <td>PSNC <td>Waste Water: <td>Town of Forest City <td>International Airports: <td>60 miles to Charlotte/Douglas</td> <td>60 miles to Greenville/Spartanburg</td> <td>General Aviation: <td>8.5 miles to Marchman Field</td> </td></td></td></td></td>	PSNC <td>Waste Water: <td>Town of Forest City <td>International Airports: <td>60 miles to Charlotte/Douglas</td> <td>60 miles to Greenville/Spartanburg</td> <td>General Aviation: <td>8.5 miles to Marchman Field</td> </td></td></td></td>	Waste Water: <td>Town of Forest City <td>International Airports: <td>60 miles to Charlotte/Douglas</td> <td>60 miles to Greenville/Spartanburg</td> <td>General Aviation: <td>8.5 miles to Marchman Field</td> </td></td></td>	Town of Forest City <td>International Airports: <td>60 miles to Charlotte/Douglas</td> <td>60 miles to Greenville/Spartanburg</td> <td>General Aviation: <td>8.5 miles to Marchman Field</td> </td></td>	International Airports: <td>60 miles to Charlotte/Douglas</td> <td>60 miles to Greenville/Spartanburg</td> <td>General Aviation: <td>8.5 miles to Marchman Field</td> </td>	60 miles to Charlotte/Douglas	60 miles to Greenville/Spartanburg	General Aviation: <td>8.5 miles to Marchman Field</td>	8.5 miles to Marchman Field
	Main Size:	2" in	Service Line Size:	8" in	Rail:			Rail Service Provider:	N/A
	Distribution Pressure:		Total Capacity:	8 mgd	Potential for Rail:				No
	Service Line Size:		Excess Capacity:	5.8 mgd					
	Telecommunications:	AT&T	Total System Permitted Capacity:	8 mgd					
			Fire Protection:	Town of Forest City					

Every effort has been made to ensure the accuracy of the information contained herein, however the data should be independently verified.



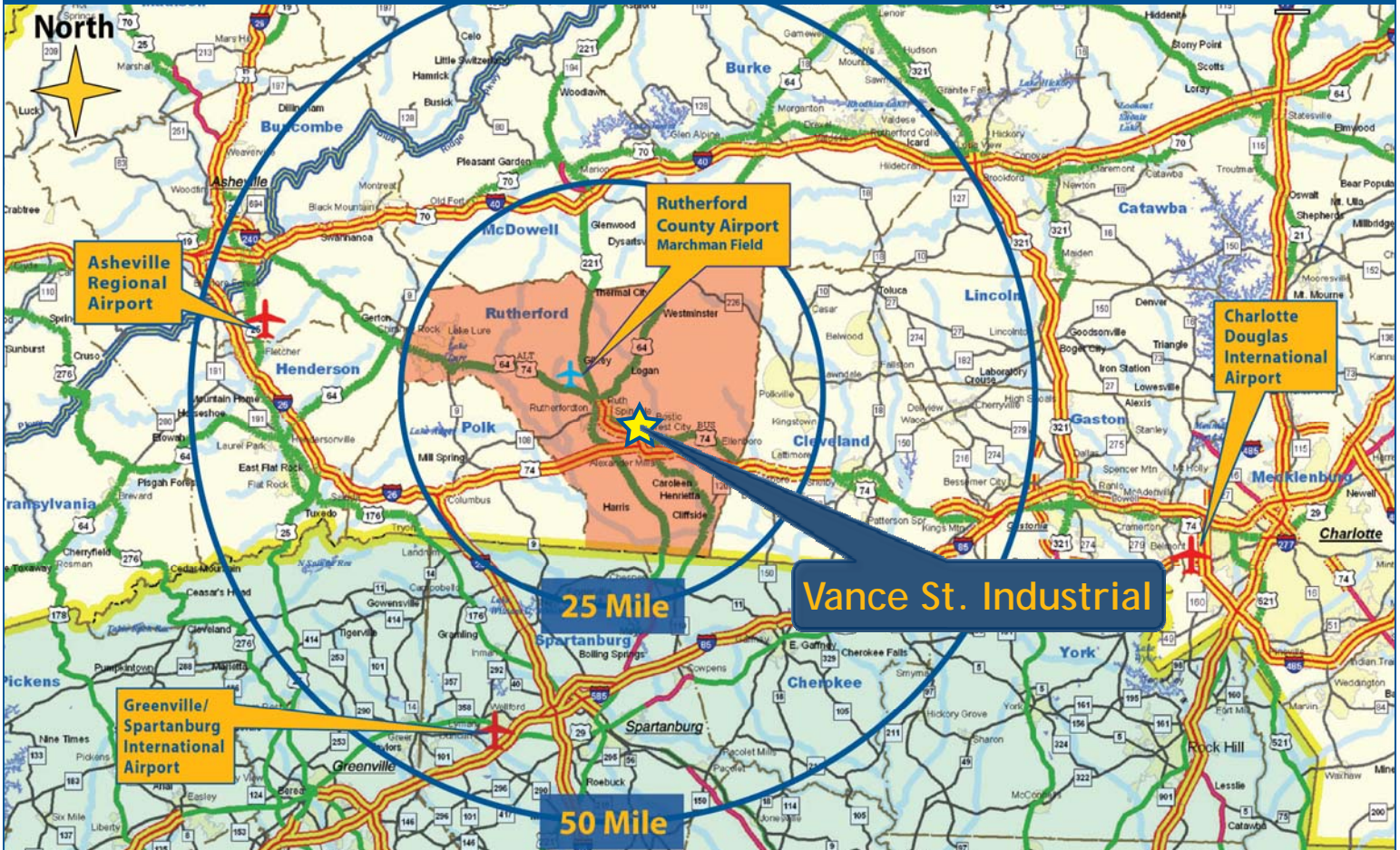
**ECONOMIC DEVELOPMENT**  
 142 E Main St, Suite 100 | Forest City, NC 28043  
 828-287-6200 (p) | 828-287-6201 (f)  
 info@rutherfordncedc.com

# VANCE STREET INDUSTRIAL

486 Vance Street | Forest City NC 28043

**NORTH  
CAROLINA**

## SITE MAPPING



### EAST COAST LOCATION



### GEOGRAPHY

Nestled in the foothills of Western North Carolina, Rutherford County is:

- 32 miles from Spartanburg, South Carolina
- 45 miles from Greenville, South Carolina
- 63 miles from Charlotte, North Carolina
- 45 miles from Asheville, North Carolina

This means Rutherford County is within about an hour's drive of three major metropolitan areas and three major airports. Rutherford County also offers easy access to interstates 26, 40, 85 and 77.

### DISTANCE TO MARKETS



### ECONOMIC DEVELOPMENT

142 E Main St, Suite 100 | Forest City, NC 28043  
828-287-6200 (p) | 828-287-6201 (f)  
[info@rutherfordncdc.com](mailto:info@rutherfordncdc.com)