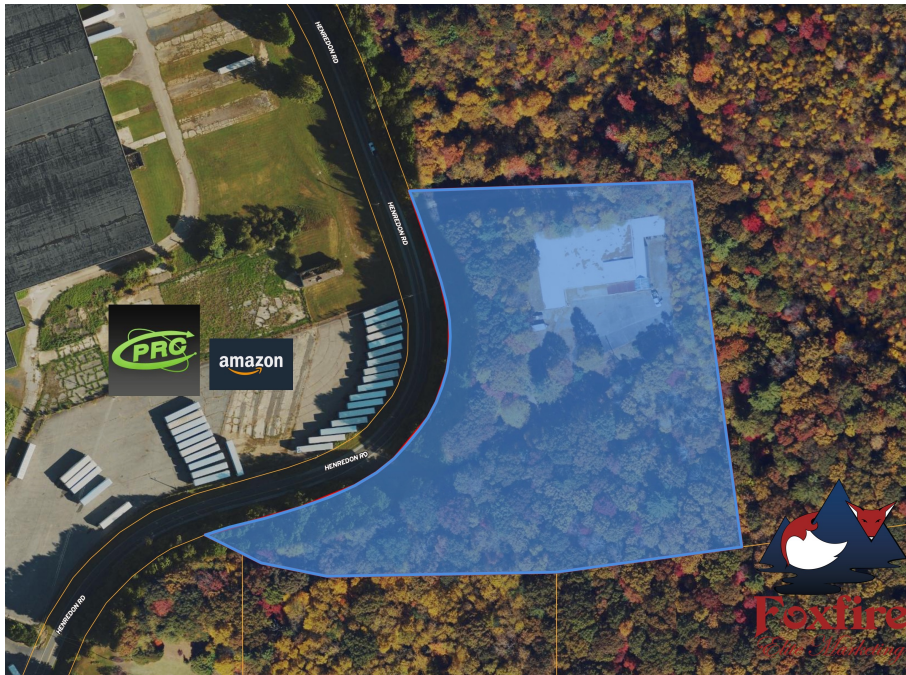


# 350 Henredon Rd., Spruce Pine, Nc +/- 12,388 sq.ft. & 6.03 Acres: \$652,000



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Managing Director

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286 Oak Avenue  
Spruce Pine, NC 28777

**INDUSTRIAL/WAREHOUSING**—Multi-Purpose Opportunity. *No City Limits & No Zoning!* The perfect private location for your company's needs. Paved road/parking, fenced & gated. Large open modular spaces— easy reconfiguration, or blank-spacing.

- 13'5"- 16'-8" floor clearance
- 480 Volt Power w/transfer to 223,220 & 110/ 600KVA
- 12' & 14' drive-in doors, along with 2 covered docks
- 8" water main w/2 hydrants on property, 8" sewer avail.
- Fiber internet to building
- EDPM Rubber Membrane Roof with 6"insulation
- Block walls with loose-fill granular insulation
- Sedimentation pond with oil separator
- 30 parking spots, paved road, parking- fenced & gated.



The bldg. is part of 6.03 acres of PRIME real estate with areas for nice homes or apartments. Good views, city water & sewer available and just a few minutes away from the Blue Ridge Parkway & downtown.



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**Multiple Use Potential:**

Prime location for microchip/semiconductor manufacturing (with the pure grade silicon source only 5-10 min. Away), or firearms/ammunition industry, or climate controlled storage for RVs, Boats, etc., or even an entertainment or athletic venue.

**Local & State Government Incentives:**

- NC has a low corporate income tax rate of just 2.5%
- Mitchell County has one of the lowest property taxes in NC
- Located in a Designated Opportunity Zone (Census Tract:9503)
- Located in a Certified Entrepreneurial Community
- Tier-1 Ranking for the county

**The Location:**

- Directly across road from PRC, an Amazon remanufacturing hub
- 5 min. To Blue Ridge Regional Hospital
- 2 hrs. From Charlotte, NC