

# BADIN BUSINESS PARK BUILDING 44 & 45 BADIN, NORTH CAROLINA



**INDUSTRIAL ZONING**



CALL FOR MORE INFO  
**704.986.3682**

## PROPERTY FEATURES

Located in Badin, NC, within an hour of Charlotte and I-85. Dual-served rail with connections to CSX and Norfolk Southern. Building recently renovated.

- Electricity: Duke Energy
- Water & Sewer: Stanly County
- Natural Gas: Piedmont Natural Gas
- Telecommunications: Windstream & Spectrum

- ✓ **63,690 sqft total**
- ✓ **50 acres shovel-ready adjacent to the building**
- ✓ **8 drive-in doors**
- ✓ **21 ft ceilings**
- ✓ **20-ton overhead crane**

Foreign Trade Zone #57  
Air attainment status

## STANLY COUNTY ECONOMIC DEVELOPMENT

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



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