

# 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 is renovated.**

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

- ✓ **68,950sqft total**
- ✓ **50 acres shovel-ready adjacent to the building**
- ✓ **2 dock doors, 8 drive-in door**
- ✓ **21-26ft ceilings**
- ✓ **20-ton overhead crane**

## STANLY COUNTY ECONOMIC DEVELOPMENT

Stanly County offers aggressive local incentives, convenient highway access, FTZ designation, and the lowest sales tax in the Charlotte region. It also has been in attainment with all federal National Ambient Air Quality Standards.



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