

# MORGANTON, NC

## MORGANTON BUSINESS PARK

### Prime Industrial Site for Sale

#### AVAILABILITY & PRICE

**Available Acreage:** 52

**Sales Price:** \$40,000 per acre

#### GENERAL INFORMATION

**Address:** 4336 Sundown Road

**County:** Burke

**In City Limits:** Yes

**Former Use:** Farmland

**Type of Location:** Industrial zoned Business park

**Industrial/Business Park:** Burke Business park

**Zoning:** Industrial

#### SITE ACCESS

**Rail Access**

**Potential for Rail:** Unknown

**Access Roads**

**Road:** Kathy Road

**Highway/Interstate:** Interstate 40, exit 96/ Distance: 500 ft

**Closest Air Transportation or Port**

**International:** Charlotte International / Distance: 76.8 mi

**Commercial Airport:** Asheville Regional Airport /  
Distance: 50 mi

**Port:** Savannah, GA/ Distance: 280 mi, 42' channel depth

**Closest Higher Education**

**Community College:** Western Piedmont Community /  
Distance: 7.9 mi

**Colleges and Universities within a 50-mile radius:**

McDowell Technical, Catawba Valley, Appalachian State,  
Lenoir-Rhyne, satellite locations from Lees McRae and  
Western Carolina

#### UTILITIES

**Electricity Service Provider:** City of Morganton

**Distance to Transmission System (mi):** 1500 ft

**Distance to Closest Substation (mi):** 1500 ft

**Natural Gas Service Provider:** Piedmont Natural Gas

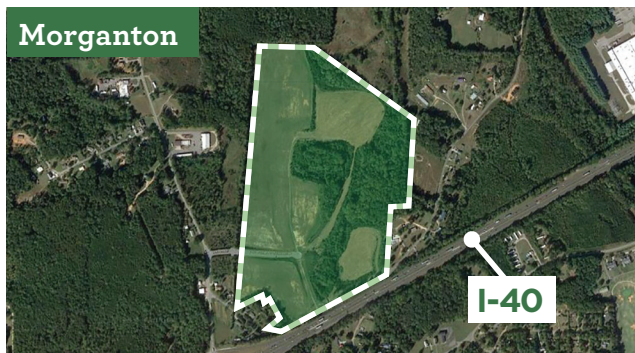
**Telecommunications Service Provider:** AT&T / Charter  
Spectrum

**Water Service Provider:** City of Morganton

**Waste Water Service Provider:** City of Morganton

*All information is believed to be accurate, but is not guaranteed. Prices and available acreage subject to change without notice. Contact an Economic Development representative for complete details.*

#### Morganton



#### Questions?

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### WHAT ARE Smart Sites?



**SHOVEL-READY** for development

**ON-SITE** municipal electric service

**WATER & SEWER** within 500 feet

**WITHIN 5 MILES** of Interstate or Interstate-quality highway

**REVIEWED AND QUALIFIED** by consultants and engineers



*The energy behind public power*