

INDUSTRIAL | For Sale or Lease



60,000 SF
Available
College Drive

MARION, NC 28752

SITE #2522

CBRE

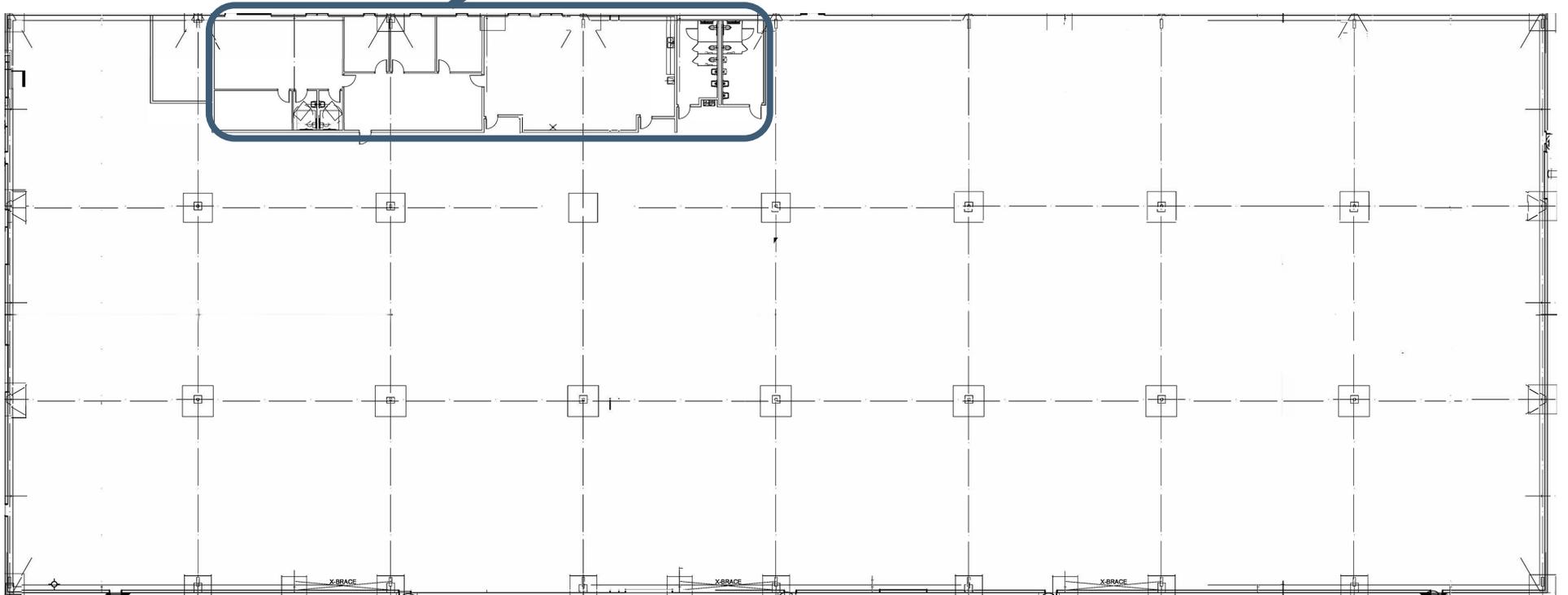
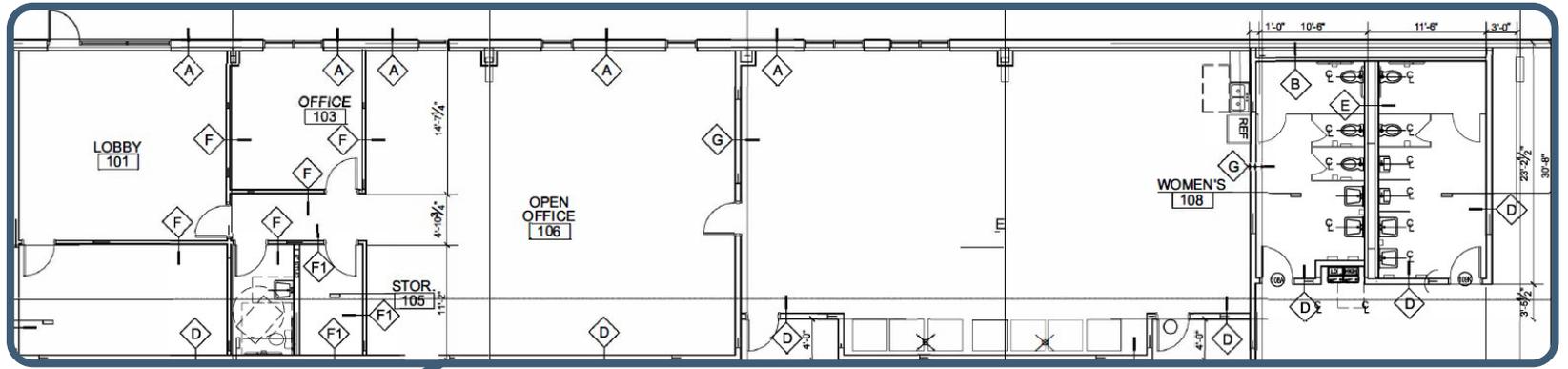


PROPERTY DETAILS

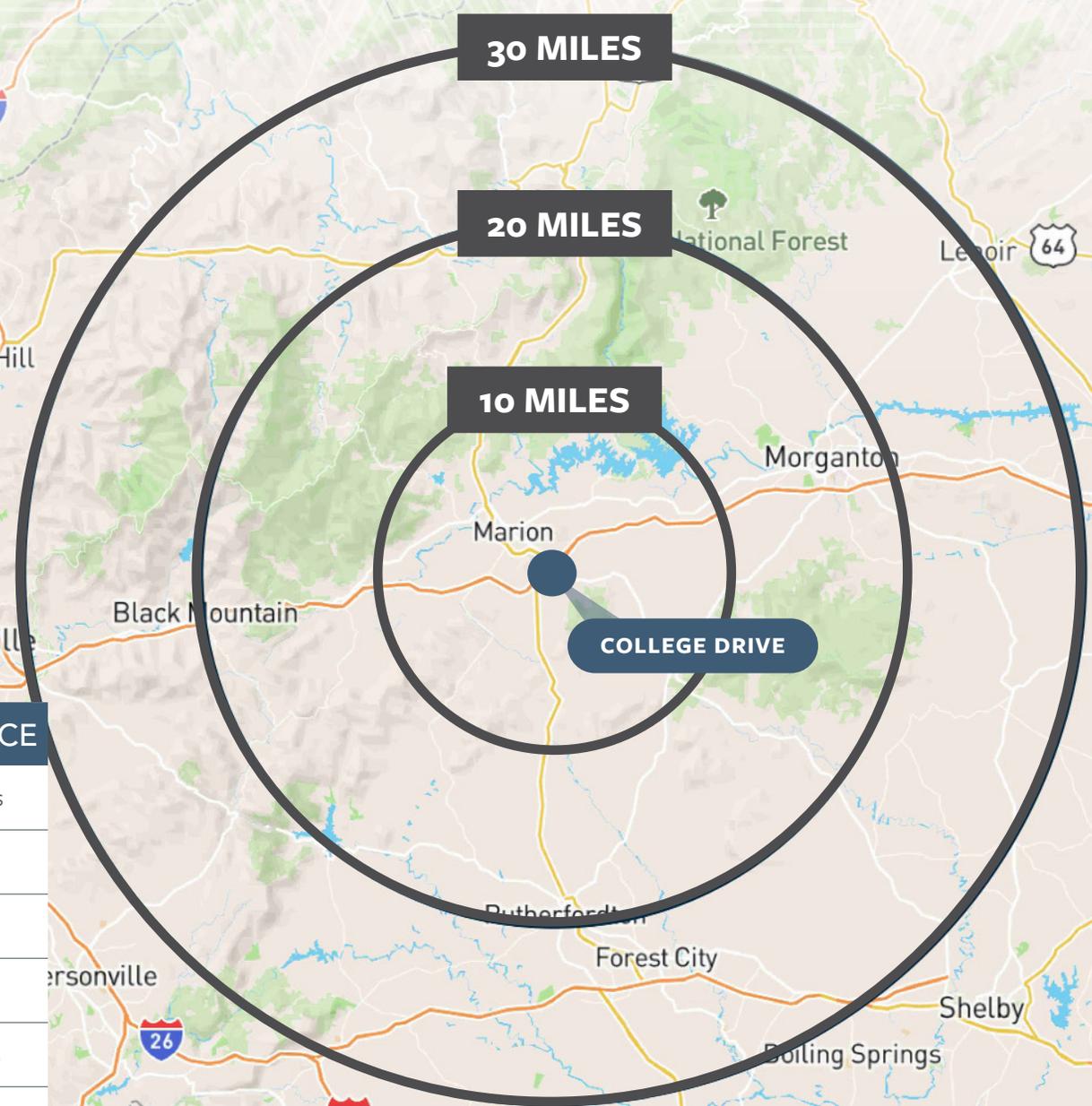
- ▶ Building Size: 60,000 SF
 - *demisable to 30,000 SF*
- ▶ Expansion: Up to 125,000 SF
- ▶ Lot Size: 11.88 AC
- ▶ Year Built: 2025
- ▶ Building Dimensions: 150' x 400'
- ▶ Column Spacing: 50' x 50'
- ▶ Clear Height: 18'8" - 24'8"
- ▶ Dock Doors: 2
- ▶ Drive-In Doors: 1
- ▶ Lighting: LED
- ▶ Insulated panels ready for HVAC
- ▶ Power: (2) 3000 amp switch gear, ready for installation
- ▶ Auto Parking: 106 Spaces
- ▶ McDowell County | Zoned M-1
- ▶ Utility Providers:
 - Water: City of Marion
 - Sewer: City of Marion
 - Gas: Enbridge Gas North Carolina
 - Electric: Duke Energy

SITE PLAN

*CONCEPTUAL OFFICE BUILDOUT PLAN



LOCATION MAP



LOCATION DISTANCE

I-40	0.6 Miles
Downtown Asheville	38 Miles
Asheville Airport	42 Miles
GSP Airport	73 Miles
Charlotte Airport	88 Miles
Downtown Charlotte	94 Miles

AREA DEMOGRAPHICS



Population

10 MILES: 42,218
20 MILES: 134,514



Daytime Population

10 MILES: 28,025
20 MILES: 130,464



Businesses

10 MILES: 1,335
20 MILES: 4,841



Labor Force

10 MILES: 19,376
20 MILES: 59,456



Bachelor's Degree

10 MILES: 4,168
20 MILES: 14,925



Avg HH Income

10 MILES: \$79,479
20 MILES: \$82,880

Major Area Employers:

- WBaxter Healthcare Corporation
- Columbia Forest Products:
- Mellott Company:
- Toolco Industrial Corporation
- Hickory Springs Manufacturing Company



Utility Information:

Water: 6" water main / 2 mgd excess capacity

Sewer: 8" sewer main / 1.75 mgd excess capacity

Gas: 6" gas line on main road and 2" line from College Drive to building

Electric: Heavy power with 4600 amps; 12.47 kV distribution; 44 kV transmission line



60,000 SF Available College Drive

MARION, NC 28752

SITE # 2522

CONTACT US

CAMPBELL LEWIS, SIOR
Senior Vice President
+1 864 527 6041
campbell.lewis@cbre.com

MARCUS CORNELIUS, SIOR
Senior Vice President
+1 864 527 6081
marcus.cornelius@cbre.com

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

CBRE