

**DOWNTOWN
MORGANTON**

SITE

70

FLEX SPACE FOR SALE

315 Burke Drive
Morganton, NC 28655



118-C W. Union Street
Morganton, NC 28655
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315 Burke Drive

Property Overview

This commercial property in Morganton, NC offers 12,888 square feet of flex space, including 4,224 square feet of office area and 8,664 square feet of heated and cooled warehouse/light manufacturing space. The building features three roll-up doors and 3-phase power, making it suitable for various business operations.

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DEMOGRAPHICS (2024)

	3 miles	5 miles	7 miles
Population	19,474	34,460	51,659
Daytime Pop.	14,144	16,944	21,593
Avg. HH Income	\$79,908	\$83,686	\$86,781

TRAFFIC COUNTS

US Hwy 70 E	7,934 VPD
S Sterling Street	14,939 VPD

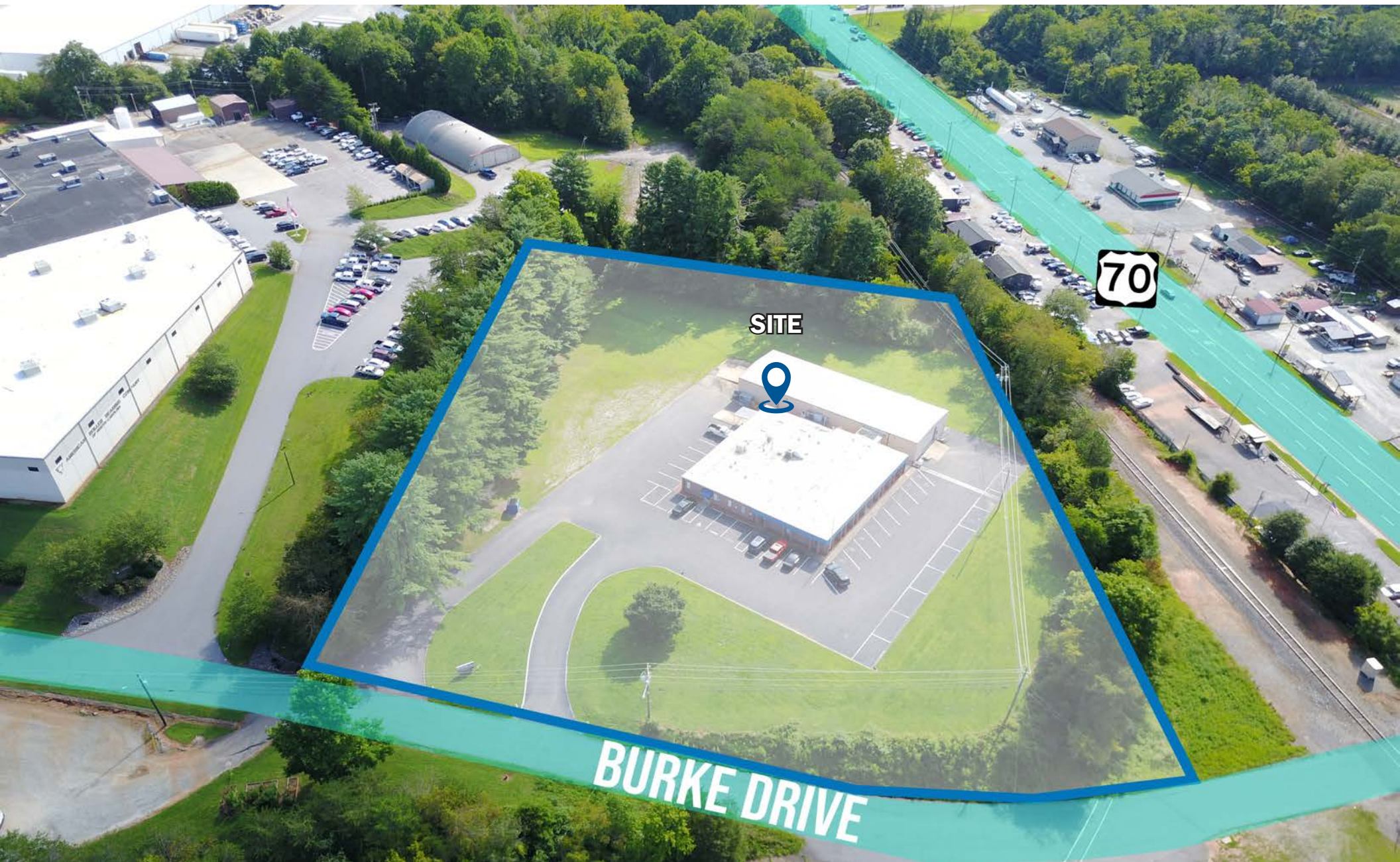
PROPERTY FEATURES

- Immediate access to Highway 70
- Total Space: 12,888 square feet
- Office Space: 4,224 square feet
- Warehouse/Light Manufacturing Space: 8,664 square feet (heated and cooled)
- 3 roll-up doors
- 3-phase power
- Ideal for Versatile business operations



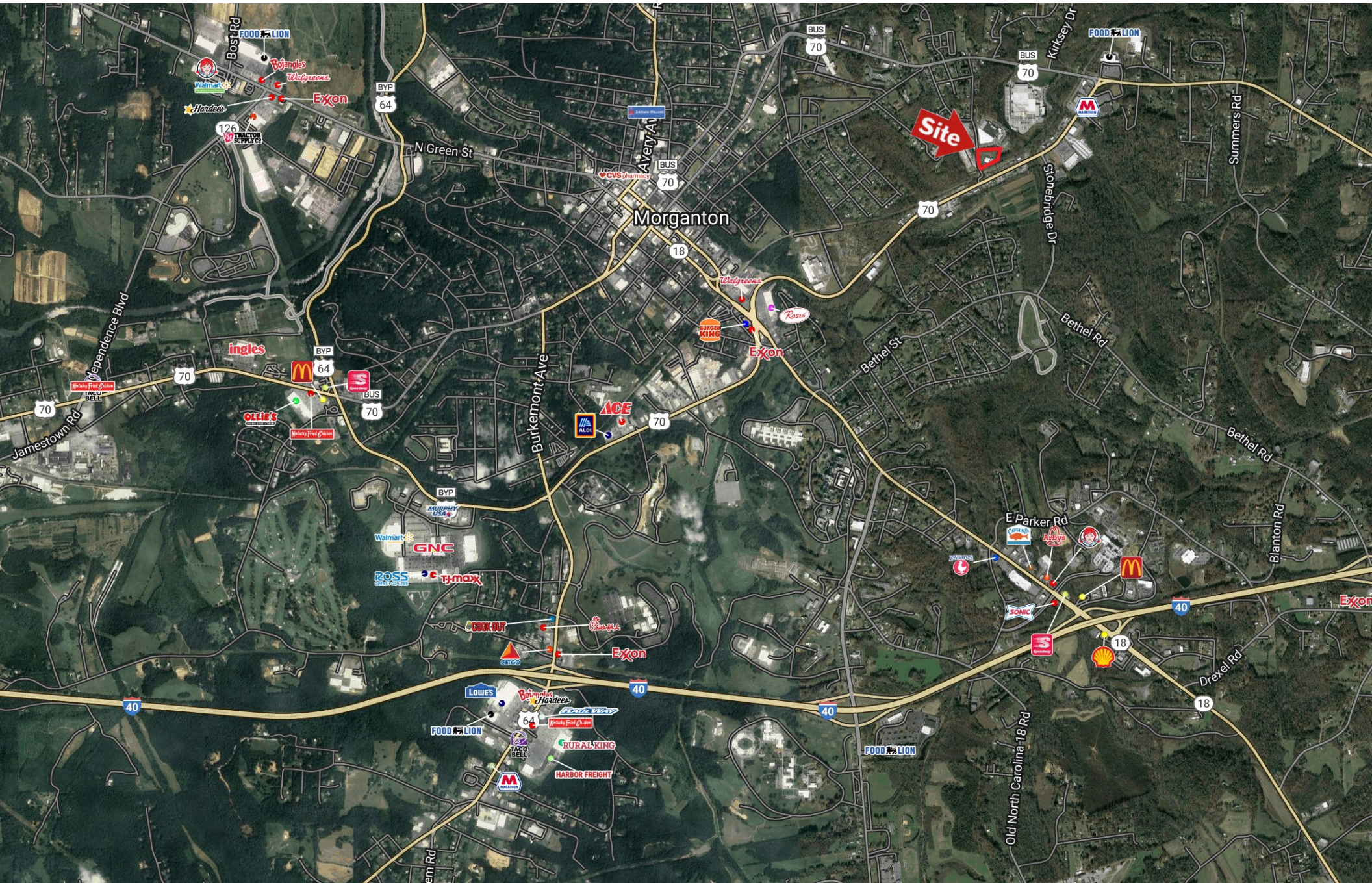
315 Burke Drive - Morganton, NC

Aerial



315 Burke Drive - Morganton, NC

Merchants Aerial



315 Burke Drive - Morganton, NC

Overhead View

