



3100 Hwy 226 Marion, NC

For Sublease $\pm$ 11,500 SF



3100 Hwy 226 is a $\pm$ 11,500 SF industrial building available for sublease. Located directly on Hwy 226 and just 0.5 miles from I-40, the property offers excellent accessibility for regional distribution and service users. The site is well suited for light manufacturing, featuring convenient highway exposure, efficient layout, and proximity to Marion and the greater Western North Carolina market.



C-2
Zoning



0.5
Miles

Property Overview

Address:	3100 Hwy 226, Marion, NC
Square Footage:	11,500 SF
Docks:	3 Docks
Drive-Ins:	1 Drive-In
Clear Height:	14' - 17'
Sublease Rate:	\$6.00 PSF
Sublease Term:	Thru 9/30/2027



Contact Us:

JD Allen
Senior Associate
+1 704 409 2368
jd.allen@colliers.com

Grant Miller, SIOR
Vice Chair
+1 704 409 2364
grant.miller@colliers.com

