



# Caldwell County

NORTH CAROLINA

*Economic Development Commission*



**123 Pennton Ave. NW . Lenoir NC      10,372 Sq. Ft. – 1.04 Acres**

**SALE PRICE: \$549,000**

**ZONING: B-2/light industrial**

**ELECTRICITY PROVIDER: Duke Power      NATURAL GAS PROVIDER: Piedmont Natural Gas**

**WATER PROVIDER: City of Lenoir**

**SEWER PROVIDER: City of Lenoir**

**COMMERCIAL AIRPORT: Charlotte-Douglas International**

**DISTANCE: 66.6 miles**

**REGIONAL AIRPORT: Hickory Regional Airport**

**DISTANCE: 16.4 miles**

**DISTANCE TO NEAREST INTERSTATE (I-40): 17.5 miles**

**NCPINs: 2759174621**

**ADDITIONAL INFORMATION** – The Lenoir News Topic is relocating, and their long-time established location is now for sale. Zoned B-2 this one-acre parcel with a 10,000+ heated sq ft building (5,788 Office & 4,584 Warehouse/Storage) with paved parking and an 18' X 20' storage building. The building is highly visible from the intersection of Hwy 18 and Harper Avenue. The interior features 3 open areas perfect for multiple desks or cubicles, 5 private offices (one office with a private restroom), computer room with office, breakroom, 4 restrooms and storage rooms. The building also has a fire sprinkler system which was inspected in February 2023 and is monitored. Spacious storage/warehouse area in the rear of the building. The exterior of the building is partial brick and block with a metal roof. The parking lot includes 38 spaces. Selling "As Is".

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