



Caldwell County

NORTH CAROLINA

Economic Development Commission



2402 Norwood St. SW Lenoir, NC – 45,000 Sq. Ft. – 6.94 Acres

SALE PRICE: \$2,100,000

LEASE PRICE: TBD

ZONING: Industrial

ELECTRICITY PROVIDER: Duke Energy

NATURAL GAS PROVIDER: Piedmont Natural Gas

WATER PROVIDER: City of Lenoir

SEWER PROVIDER: City of Lenoir

COMMERCIAL AIRPORT: Charlotte-Douglas International

DISTANCE: 64.1 Miles (One Way)

REGIONAL AIRPORT: Hickory Regional Airport

DISTANCE: 13.5 Miles (One Way)

DISTANCE TO NEAREST INTERSTATE (I-40): 15.0 Miles

NCPINs: 2758509863

ADDITIONAL INFORMATION – Nearly 7 acres industrial zoned property easily accessible off of 321-A. Insulated building with concrete flooring. Eave height 30', highest point is 36'. Warehouse has three points of entry that are 25'X25' each and has heavy duty electrical outfitting. Renovated office building with new HVAC. Two stationary fuel tanks with approx. 1,000 gallon capacity each. Two steam kilns with 60,000 foot capacity each, dust system in warehouse and two silos. Rail siding access within property. Transload facility owned by Carolina Transload. Easement allowing access and use to transload facility partially located on property. Quick close and open to renting from new buyer during transaction.

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