



**515 VIRGINIA STREET – Lenoir, NC**  
**135,000 Sq. Ft.**

**SALE PRICE:** \$1,250,000

**LEASE PRICE:** \$2 psf NNN

**ZONING:** Industrial

**ELECTRICITY PROVIDER:** Duke Energy

**NATURAL GAS PROVIDER:** Piedmont Natural Gas

**WATER PROVIDER:** City of Lenoir

**SEWER PROVIDER:** City of Lenoir

**CEILING HEIGHT:** 16'-30'

**COMMERCIAL AIRPORT:** Charlotte-Douglas International

**DISTANCE:** 70.20 Miles (One Way)

**REGIONAL AIRPORT:** Foothills Regional Airport

**DISTANCE:** 8.90 Miles (One Way)

**SPRINKLER:** 100% Wet

**DISTANCE TO NEAREST INTERSTATE (I-40):** 17.20 Miles

**NCPIN:** 2749421165

**ADDITIONAL INFORMATION**

Large industrial property located off Morganton Boulevard (N.C. 18) in the heart of Lenoir's manufacturing base. Originally utilized for furniture manufacturing, the property is convenient to both U.S. 321 and Interstate 40.

**BROKER:** Robert Dunn, Stump Corporation

**CONTACT:** (828) 438-8535



