



1031 MORGANTON BOULEVARD
Lenoir, NC
165,841 Sq.Ft.

SALE PRICE: \$1,900,000 **LEASE PRICE:** \$5.50 psf **ZONING:** Highway Business
CEILING HT: 20' – 26' **LOADING DOCKS:** Yes (2) **FLOORS:** Concrete w/Carpet
HVAC: Yes **SPRINKLERS:** Yes **ELECTRICITY PROVIDER:** Duke Energy **OFFICES:** Yes
NATURAL GAS PROVIDER: Piedmont Natural Gas, Lenoir **GAS LINE SIZE:** 8" Main; 2" Line
WATER PROVIDER: City of Lenoir **WATER LINE SIZE:** 12" Main **SEWER:** City of Lenoir
COMMERCIAL AIRPORT: Charlotte-Douglas International Airport **DISTANCE:** 68.03 Miles (One Way)
DISTANCE TO NEAREST INTERSTATE (I-40): 18.13 Miles **NCPIN:** 2749835041

ADDITIONAL INFORMATION

Over 165,000 sq. ft. of multi-use heated space. A former retail mall and furniture outlet, this building would serve as a viable location for offices, training facility, church or retail sales. The property currently has four tenants. Located along busy state highway that attracts more than 17,000 vehicles per day. Property is also less than a mile from the large Google data center.

BROKER: Alex Zylberglait, Marcus & Millichap

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