



AMERICAN & EFIRD

619 Connelly Springs Road · Lenoir, NC
197,390 Sq. Ft.
+21 Acres

SALE PRICE: \$750,000

LEASE PRICE: Negotiable

ZONING: Industrial

CEILING HT: 13' Clear

LOADING DOCKS: Yes (8)

FLOORS: Maple

HVAC: Yes

SPRINKLERS: Yes

ELECTRICITY PROVIDER: Duke Energy

OFFICES: Yes

NATURAL GAS PROVIDER: Piedmont Natural Gas, Lenoir

GAS LINE SIZE: 4" Main; 1 ¼ " Line

WATER PROVIDER: City of Lenoir

WATER LINE SIZE: 12" Main

SEWER: City of Lenoir

RAIL ACCESS: No

DISTANCE TO CALDWELL COUNTY TRANSLOAD FACILITY: 2.01 Miles (One Way)

COMMERCIAL AIRPORT: Charlotte-Douglas International Airport

DISTANCE: 66.97 Miles (One Way)

DISTANCE TO NEAREST INTERSTATE (I-40): 17.07 Miles

ADDITIONAL INFORMATION

Former textile manufacturing facility features 2 side-by-side plants with visibility and easy access to US Highway 321 and US Highway 321-A, bypass. 1,213 ft. frontage on Connelly Springs Road. Rail access. The building also contains two freight elevators. Maple flooring. Exterior is brick.

BROKER: Jim Guin, Percival-McGuire

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