



ANDERSON TRUCK LINES

2698 Hickory Boulevard · Hudson, NC

65,000 Sq.Ft.

26 Acres

SALE PRICE: \$2,500,000 **LEASE PRICE:** Negotiable **ZONING:** Industrial

CEILING HT: 15'-20' Clear **LOADING DOCKS:** Yes (60) **FLOORS:** 6" Concrete

HVAC: Yes **SPRINKLERS:** Yes **ELECTRICITY PROVIDER:** Blue Ridge Electric **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:** 24" Main **SEWER:** Town of Cahaj's Mountain

RAIL ACCESS: No **DISTANCE TO CALDWELL COUNTY TRANSLOAD FACILITY:** 1.67 Miles (One Way)

COMMERCIAL AIRPORT: Charlotte-Douglas International Airport **DISTANCE:** 63.53 Miles (One Way)

DISTANCE TO NEAREST INTERSTATE (I-40): 13.64 Miles

ADDITIONAL INFORMATION

Former trucking operation building located directly along US Highway 321 (Hickory Boulevard). Exterior is aluminum. Building would be an excellent fit for a mail distribution center or transportation company. Fluorescent lighting throughout. Firewall on west side of the building. Weigh stool and oil tank. Garage with showers. Owner is willing to agree to a lease with option to purchase, also.

BROKER: Danny Anderson, Anderson Family Properties **CONTACT #:** 828-781-8246