



## **BERNHARDT PLANT #11**

1813 Columbus Street · Lenoir, NC

**85,000 Sq.Ft.**

4 Acres

**SALE PRICE:** Negotiable

**LEASE PRICE:** Negotiable

**ZONING:** Industrial

**CEILING HT:** 14' Clear

**LOADING DOCKS:** Yes

**FLOORS:** Reinforced Concrete

**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:** 24" Main

**SEWER:** Town of Cahaj's Mountain

**RAIL ACCESS:** No

**DISTANCE TO CALDWELL COUNTY TRANSLOAD FACILITY:** 5.02 Miles (One Way)

**COMMERCIAL AIRPORT:** Charlotte-Douglas International Airport

**DISTANCE:** 69.06 Miles (One Way)

**DISTANCE TO NEAREST INTERSTATE (I-40):** 19.16 Miles

### **ADDITIONAL INFORMATION**

Former upholstery plant in excellent condition. Suitable for a start-up company. Exterior construction is masonry/metal. Entire building is air-conditioned. Easy access to US Highway 18 and US Highway 321. Paved parking lot.

**BROKER:** Nick Curtis, Bernhardt Furniture Co.

**CONTACT #:** 828-759-6279