



## **BERNHARDT PLANT #4**

**1755 Connelly Springs Road · Cajah's Mountain, NC**  
**253,114 Sq.Ft.**  
**24.08 Acres**

**SALE PRICE: \$3,950,000**

**LEASE PRICE: Negotiable**

**ZONING: Industrial**

**CEILING HT: 17' -28' Clear**

**LOADING DOCKS: Yes**

**FLOORS: 6" 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 Cajah's Mountain**

**RAIL ACCESS: No**

**DISTANCE TO CALDWELL COUNTY TRANSLOAD FACILITY: 3.5 Miles (One Way)**

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

**DISTANCE: 71.58 Miles (One Way)**

**DISTANCE TO NEAREST INTERSTATE (I-40): 7.65 Miles**

### **ADDITIONAL INFORMATION**

Facility is located less than five miles west of four-lane US Highway 321 and less than eight miles north of Interstate 40 at Exit 113. Paved and marked parking for approximately 200 vehicles. Former use was manufacturing and warehouse storage. Approximately 6,500 sq. ft. of air conditioned office space.

**BROKER: Randy Stump, The Stump Corporation**

**CONTACT #: 704-332-3535**