



BROYHILL 55 & 3

1808 Norwood Street/US 321-A · Lenoir, NC

216,547 Sq.Ft.

20.34 Acres

SALE PRICE: \$2,300,000 **LEASE PRICE:** Negotiable **ZONING:** Industrial

CEILING HT: 14' -28.5' Clear **LOADING DOCKS:** Yes (22) **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:** 12" Main **SEWER:** City of Lenoir

RAIL ACCESS: Yes **RAIL INFORMATION:** Direct Mainline Access With On-Site Rail Spur

COMMERCIAL AIRPORT: Charlotte-Douglas International Airport **DISTANCE:** 65.09 Miles (One Way)

DISTANCE TO NEAREST INTERSTATE (I-40): 15.20 Miles

ADDITIONAL INFORMATION

Former upholstery furniture plant in excellent location. Two buildings connected with common wall and pass through. Brick construction, steel frame, built-up tar and gravel roof. Plant #55 has 6 docks and Plant #3 has 16 docks (all 10x10). Plant #3 has an additional flat straight loading dock with parking for 20 trucks. There are 6 doors for the railroad spur at Plant #3. Metal Halide lighting, some fluorescent for general lighting, and 100% wet sprinkler system. 200,000 gallon ground storage tank on-site, also.

BROKER: Mike Kemmet, Cassidy-Turley

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