



## **BROYHILL MAIN OFFICE**

1245 Blowing Rock Boulevard · Lenoir, NC

**142,992 Sq.Ft.**

42.92 Acres

**SALE PRICE: \$4,500,000**

**LEASE PRICE: Negotiable**

**ZONING: General Business**

**CEILING HT: Minimum of 13' Each Floor**

**LOADING DOCKS: No**

**FLOORS: Metal w/4" Concrete**

**HVAC: No**

**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: City of Lenoir**

**RAIL ACCESS: No**

**DISTANCE TO CALDWELL COUNTY TRANSLOAD FACILITY: 5.70 Miles (One Way)**

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

**DISTANCE: 68.55 Miles (One Way)**

**DISTANCE TO NEAREST INTERSTATE (I-40): 18.65 Miles**

### **ADDITIONAL INFORMATION**

Building was constructed in 1966. Fronts four-lane US Highway 321. Rubber membrane roof was recently replaced. There is one elevator in the building that services all three floors. Full service kitchen and dining room. Parking lot accommodates approximately 442 spaces, but is expandable.

**BROKER: Mike Kemmet, Cassidy-Turley**

**CONTACT #: 704-335-4438**