



CROWN HERITAGE BUILDING

105 Clover Drive · Lenoir, NC

70,000 Sq.Ft.

5.5 Acres

SALE PRICE: \$699,000 **LEASE PRICE:** \$10,000 per mth. **ZONING:** Industrial

CEILING HT: Varies **LOADING DOCKS:** Yes **FLOORS:** Concrete

HVAC: Yes **SPRINKLERS:** Yes **ELECTRICITY PROVIDER:** Duke Energy **OFFICES:** Yes

NATURAL GAS PROVIDER: Piedmont Natural Gas, Lenoir **GAS LINE SIZE:** 8" Main

WATER PROVIDER: City of Lenoir **WATER LINE SIZE:** 8" Main **SEWER:** City of Lenoir

RAIL ACCESS: No **DISTANCE TO CALDWELL COUNTY TRANSLOAD FACILITY:** 1.24 Miles (One Way)

COMMERCIAL AIRPORT: Charlotte-Douglas International Airport **DISTANCE:** 64.09 Miles (One Way)

DISTANCE TO NEAREST INTERSTATE (I-40): 14.19 Miles

ADDITIONAL INFORMATION

This former wood manufacturing plant is located just off US Highway 321. The building is fully heated and is equipped with compressed air & dryer, warehouse racking, dust collection, electrical bus bars & heavy electrical power. Plenty of office and warehouse space for a start-up company or company looking to relocate or expand their existing business.

BROKER: Austin Green, Capstone Realty Advisors

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