



## EXPO BUILDING

320 Expo Boulevard · Lenoir, NC

**85,000 Sq.Ft.**

15.86 Acres/Sub-Dividable

**SALE PRICE:** \$3,495,000

**LEASE PRICE:** Negotiable

**ZONING:** Commercial

**CEILING HT:** 20' eave, 24' center

**LOADING DOCKS:** (Can Be Installed)

**FLOORS:** Concrete

**HVAC:** Yes

**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:** 5.97 Miles (One Way)

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

**DISTANCE:** 68.81 Miles (One Way)

**DISTANCE TO NEAREST INTERSTATE (I-40):** 18.92 Miles

### ADDITIONAL INFORMATION

Parking and available workforce make for an ideal call center location. Convenient location and easy access off four-lane US Highway 321. Has interior offices and full service cafeteria. Foundation at right rear of building designed for loading docks and can be installed within 30-45 days.

**BROKER:** Hunt Broyhill, Broyhill Investments

**CONTACT #:** 828-759-6000