



KENNETH CLOER BUILDING

685 Central Street · Hudson, NC

15,750 Sq.Ft.

1.28 Acres

SALE PRICE: \$225,000

LEASE PRICE: \$2,100 per mth.

ZONING: Industrial

CEILING HT: 18' Eave

LOADING DOCKS: Yes (4)

FLOORS: Concrete

HVAC: No (Gas Heat) 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 Hudson

RAIL ACCESS: No DISTANCE TO CALDWELL COUNTY TRANSLOAD FACILITY: 2.32 Miles (One Way)

COMMERCIAL AIRPORT: Charlotte-Douglas International Airport DISTANCE: 62.73 Miles (One Way)

DISTANCE TO NEAREST INTERSTATE (I-40): 12.84 Miles

ADDITIONAL INFORMATION

Excellent building for start-up company or existing industry looking to expand or relocate. Gas heat throughout. Four restrooms. Adequate office space. Fluorescent lighting. Within two miles of US Highway 321.

BROKER: Kenneth Cloer, Owner

CONTACT #: 828-728-4871