



LARRY TAYLOR BUILDING

108 Industrial Court · Lenoir, NC

54,000 Sq.Ft.

3.65 Acres

SALE PRICE: \$1,100,000

LEASE PRICE: \$2.40 psf

ZONING: Industrial

CEILING HT: 18' Clear

LOADING DOCKS: Yes (7)

FLOORS: 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: 24" Main

SEWER: Town of Cahaj's Mountain

RAIL ACCESS: No

DISTANCE TO CALDWELL COUNTY TRANSLOAD FACILITY: 4.29 Miles (One Way)

COMMERCIAL AIRPORT: Charlotte-Douglas International Airport

DISTANCE: 68.33 Miles (One Way)

DISTANCE TO NEAREST INTERSTATE (I-40): 18.43 Miles

ADDITIONAL INFORMATION

Excellent industrial/manufacturing use building or warehouse located in the Lenoir Industrial Park. Easy access to US Highway 18 & US Highway 321. Sodium vapor lighting. Steel frame. Seven dock doors and one 14x14 roll-up door. This building is in excellent condition.

BROKER: Larry Taylor, LW Taylor Dev. & Const.

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