



## OMNI SUPPLY

2415 Watson Street · Lenoir, NC

**117,600 Sq.Ft.**

9.7 Acres

**SALE PRICE:** \$1,950,000      **LEASE PRICE:** Negotiable      **ZONING:** Light Industrial

**CEILING HT:** 22'-24'5"      **LOADING DOCKS:** Yes (16)      **FLOORS:** Concrete w/Fiber

**HVAC:** Yes      **SPRINKLERS:** Yes      **ELECTRICITY PROVIDER:** Duke Energy      **OFFICES:** Yes (2,136 sq.ft.)

**NATURAL GAS PROVIDER:** Piedmont Natural Gas, Lenoir      **GAS LINE SIZE:** 4" Main; 1 ¼ " Line

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

**RAIL ACCESS:** No      **DISTANCE TO CALDWELL COUNTY TRANSLOAD FACILITY:** 4.51 Miles (One Way)

**COMMERCIAL AIRPORT:** Charlotte-Douglas International Airport      **DISTANCE:** 68.62 Miles (One Way)

**DISTANCE TO NEAREST INTERSTATE (I-40):** 18.66 Miles

### ADDITIONAL INFORMATION

This building is located approximately five miles west of four-lane US Highway 321 & approximately fifteen miles from I-40. The warehouse is ventilated by six roof mounted fans and wall louvers & heated by natural gas fire suspended units. Thirty-two 8'x9' manual overhead doors with collapsible seals & 25,000lb levelers. Two 12'W x 14'H drive in doors. One 15' concrete trailer drop pad along front of building. Paved and marked parking for approximately 58 vehicles. Eight restrooms (4 women, 4 men). Steel columns.

**BROKER:** Doug Faris, Binswanger Company

**CONTACT #:** 704-904-0875