



## DEMCO BUILDING

1409 Underdown Avenue, SW · Lenoir, NC  
**17,900 Sq.Ft.**  
1.67 Acres

**SALE PRICE:** \$450,000      **LEASE PRICE:** \$27.93 psf      **ZONING:** Heavy Industrial

**CEILING HT:** 18' eave, 22' center      **LOADING DOCKS:** Yes (2)      **FLOORS:** Concrete  
14' eave, 16' center

**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:** 6" Main    **SEWER:** City of Lenoir

**RAIL ACCESS:** No    **DISTANCE TO CALDWELL COUNTY TRANSLOAD FACILITY:** 5.88 Miles (One Way)

**COMMERCIAL AIRPORT:** Charlotte-Douglas International Airport    **DISTANCE:** 68.73 Miles (One Way)

**DISTANCE TO NEAREST INTERSTATE (I-40):** 18.83 Miles

### ADDITIONAL INFORMATION

Two adjoining buildings. (8,000 sq. ft. & 9,900 sq. ft.) Former tool & die shop. Buildings are in excellent condition. Both are metal, steel frame, standing seam roof joined by two passages. Ceiling mounted gas heat. Offices are air-conditioned. Air compressor/air lines, fire and security system. Gravel parking for 25 vehicles.

**BROKER:** Gerald Sprinkle, Realty World

**CONTACT #:** 828-499-4938