



1031 MORGANTON BOULEVARD, SW #2
Lenoir, NC
165,841 Sq.Ft.

SALE PRICE: \$1,500,000 **LEASE PRICE:** \$4.99 psf **ZONING:** Highway Business
CEILING HT: 20' – 26' **LOADING DOCKS:** Yes (2) **FLOORS:** Concrete w/Carpet
HVAC: Yes **SPRINKLERS:** Yes **ELECTRICITY PROVIDER:** Duke Energy **OFFICES:** Yes
NATURAL GAS PROVIDER: Piedmont Natural Gas, Lenoir **GAS LINE SIZE:** 8" Main; 2" Line
WATER PROVIDER: City of Lenoir **WATER LINE SIZE:** 12" Main **SEWER:** City of Lenoir
COMMERCIAL AIRPORT: Charlotte-Douglas International Airport **DISTANCE:** 68.03 Miles (One Way)
DISTANCE TO NEAREST INTERSTATE (I-40): 18.13 Miles

ADDITIONAL INFORMATION

Over 165,000 sq. ft. of multi-use heated space. A former retail mall & furniture outlet, this building would serve as a viable location for offices, training facility, church or retail sales. Currently has two tenants, a book store & nutrition center, occupying approximately 3,000 sq. ft. Multi spaces can be combined. Spaces available from 470 sq. ft. to 15,000 sq. ft. Long or short term leases available. Special terms negotiable for preparation of space and lease commencement.

BROKER: Bill Wall, The Property Shop

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