



**1031 MORGANTON BOULEVARD, SW**  
Lenoir, NC  
69,000 Sq.Ft.

**SALE PRICE:** \$759,000      **LEASE PRICE:** n/a      **ZONING:** General Business  
**CEILING HT:** 26'      **LOADING DOCKS:** Yes (2)      **FLOORS:** Metal w/4" Concrete  
**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**

This building is located along NC Highway 18/Morganton Boulevard and is within close proximity of Google, downtown Lenoir business amenities and even a five star daycare facility. Within six miles of Caldwell Community College & Technical Institute and twenty-six miles from Appalachian State University. Ample parking of 400+ spaces.

**CONTACT:** Bill Wall, The Property Shop

**CONTACT #:** 828-291-0629