



**1904 INTERNATIONAL BOULEVARD**  
**Hudson, NC**  
**42,375 Sq.Ft.**  
2.14 Acres

**SALE PRICE: \$425,000**

**LEASE PRICE: \$1.75 s.f. NNN**

**ZONING: Industrial**

**CEILING HT: 13'-6" to 21'-2"**

**LOADING DOCKS: Yes (15)**

**FLOORS: Concrete**

**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: 2.33 Miles (One Way)**

**COMMERCIAL AIRPORT: Charlotte-Douglas International Airport**

**DISTANCE: 62.47 Miles (One Way)**

**DISTANCE TO NEAREST INTERSTATE (I-40): 12.57 Miles**

**ADDITIONAL INFORMATION**

This well maintained industrial building is in an excellent central location for easy access to US Highway 321. Very clean exterior and interior. Perfect for a start-up industry or existing industry expansion. Adequate office space. Fluorescent lighting.

**BROKER: Randy Stump, The Stump Corporation**

**CONTACT #: 704-332-3535**