



2048 HICKORY BOULEVARD

Lenoir, NC

13,119 Sq.Ft.

0.74 Acres

SALE PRICE: \$313,000

LEASE PRICE: Negotiable

ZONING: General Business

CEILING HT: 9'

LOADING DOCKS: Yes (1)

FLOORS: Concrete

HVAC: Yes

SPRINKLERS: Yes

ELECTRICITY PROVIDER: Duke Energy

OFFICES: Yes

NATURAL GAS PROVIDER: Piedmont Natural Gas, Lenoir

GAS LINE SIZE: 6" Main

WATER PROVIDER: City of Lenoir

WATER LINE SIZE: 10" Main

SEWER: City of Lenoir

COMMERCIAL AIRPORT: Charlotte-Douglas International Airport

DISTANCE: 64.35 Miles (One Way)

DISTANCE TO NEAREST INTERSTATE (I-40): 14.45 Miles

ADDITIONAL INFORMATION

This building is located on US Highway 321 directly across from the JE Broyhill Civic Center. The main floor is divided into 4,604 sq. ft. and 3,262 sq. ft. units. Currently rented as a fitness studio. Basement has a 2,650 sq. ft. unit renting for \$500 per month and a 1,848 sq. ft. unit renting for \$200 per month. Basement is ideal for warehousing or possibly light manufacturing.

BROKER: Bill Wall, The Property Shop

CONTACT #: 828-291-0629