



BEST BUILDERS BUILDING

3441 Hickory Boulevard · Sawmills, NC
19,200 Sq.Ft.
4.9 Acres

SALE PRICE: \$475,000 **LEASE PRICE:** N/A **ZONING:** Commercial

CEILING HT: 18' **LOADING DOCKS:** Yes (2) **FLOORS:** Concrete

HVAC: Yes **SPRINKLERS:** Yes **ELECTRICITY PROVIDER:** Duke Energy **OFFICES:** Yes

NATURAL GAS PROVIDER: Piedmont Natural Gas, Lenoir **GAS LINE SIZE:** 8" Main

WATER PROVIDER: City of Lenoir **WATER LINE SIZE:** 10" Main **SEWER:** City of Lenoir

COMMERCIAL AIRPORT: Charlotte-Douglas International Airport **DISTANCE:** 59.79 Miles (One Way)

DISTANCE TO NEAREST INTERSTATE (I-40): 9.89 Miles

ADDITIONAL INFORMATION

Price reduced from \$675,000, this building is located on US Highway 321 and would serve as an excellent location for a new retail or start-up manufacturing business. The building is completely fenced in with plenty of acreage. There is approximately 6,600 sq. ft. of office space, and a newly resealed roof with a five year warranty.

BROKER: Jim Brinkley, Brinkley & Associates

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