



## DELTA ELECTRIC BUILDING

406 Fairview Drive, SW · Lenoir, NC

**19,048 Sq.Ft.**

0.87 Acres

**SALE PRICE:** \$400,000

**LEASE PRICE:** Prefer To Sell

**ZONING:** Light Industrial

**CEILING HT:** 20' - 24'

**LOADING DOCKS:** Yes

**FLOORS:** Concrete

**HVAC:** Yes (Office)

**SPRINKLERS:** No

**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:** 8" Main

**SEWER:** City of Lenoir

**RAIL ACCESS:** No

**DISTANCE TO CALDWELL COUNTY TRANSLOAD FACILITY:** 4.64 Miles (One Way)

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

**DISTANCE:** 68.68 Miles (One Way)

**DISTANCE TO NEAREST INTERSTATE (I-40):** 18.78 Miles

### ADDITIONAL INFORMATION

This building is in excellent condition and would be ideal for a mid-size manufacturing business. Clean, and within a few miles of US Highway 321. Five restrooms, 448 sq. ft. of office space, fencing runs along the back of the building. 20' - 24' ceiling height allows for adequate space for heavy machinery and/or equipment.

**BROKER:** Please Contact The Caldwell EDC For Additional Info

**CONTACT #:** 828-728-0768