



QUALITY FURNITURE BUILDING

2034 Hickory Boulevard · Lenoir, NC

49,000 Sq.Ft.

1.4 Acres

SALE PRICE: \$750,000

LEASE PRICE: Negotiable

ZONING: Commercial

CEILING HT: 12' – 14'

LOADING DOCKS: Yes

FLOORS: Carpet, Tile, 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: 64.38 Miles (One Way)

DISTANCE TO NEAREST INTERSTATE (I-40): 14.48 Miles

ADDITIONAL INFORMATION

This building is located on US Highway 321 and includes a warehouse. This former furniture showroom is in a prime location and can be converted into an office, education complex or small data center. There is also an 18,000 sq. ft. warehouse behind the building with a separate entrance that is easily accessed via US Highway 321 that is adequate for storage..

BROKER: Donna Adams, ACRES

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