



SMOKEY MOUNTAIN FURNITURE

3428 Hickory Boulevard · Hudson, NC

35,000 Sq.Ft.

2.2 Acres

SALE PRICE: \$750,000

LEASE PRICE: \$2.50 psf

ZONING: Commercial

CEILING HT: 12' Eave

LOADING DOCKS: Yes (3)

FLOORS: Carpet, Tile, Concrete

HVAC: Yes

SPRINKLERS: Yes

ELECTRICITY PROVIDER: Blue Ridge Electric

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: 60.35 Miles (One Way)

DISTANCE TO NEAREST INTERSTATE (I-40): 10.46 Miles

ADDITIONAL INFORMATION

This building is located on US Highway 321 and would serve as an excellent location for a new retail business. A former furniture outlet store, the building is less than 11 miles from Interstate 40.

BROKER: Mark Terry, Owner

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