



1170 West Avenue NW – Lenoir, NC
74,646 Sq. Ft.
(2.26 Acres)

SALE PRICE: \$795,000	LEASE PRICE: \$2.50 psf NNN	ZONING: Industrial
ELECTRICITY: Duke Energy	NATURAL GAS: Piedmont Natural Gas	
WATER: City of Lenoir	SEWER: City of Lenoir	SPRINKLER: Yes (100% ET)
FLOORS: Concrete 8"	RAIL: No	CEILING HEIGHT: 20'
COMMERCIAL AIRPORT: Charlotte-Douglas International		DISTANCE: 68 Miles
REGIONAL AIRPORT: Hickory Regional Airport		DISTANCE: 17 Miles
DISTANCE TO NEAREST INTERSTATE (I-40): 21 Miles		NCPIN: 2749662772

ADDITIONAL INFORMATION

Located within Lenoir's downtown industrial area. Features 20' ceilings and 6 overhead doors with five levelers. Concrete flooring, an office, 2 bathrooms and a breakroom. Building is in very good condition. This building would be ideal for warehouse or manufacturing purposes. Site contains 20 paved parking spaces in fenced area with access to more.

BROKER: Marcus Sims, Ben Griffin Realtors-Builders **CONTACT:** (828) 499-2364