



**1 Davis Street – Hudson, NC
60,000 Sq. Ft. - 6.79 Acres**

SALE PRICE: \$1,000,000

ZONING: Industrial

ELECTRICITY PROVIDER: Duke Energy

NATURAL GAS PROVIDER: Piedmont Natural Gas

WATER PROVIDER: City of Lenoir

SEWER PROVIDER: City of Lenoir

CEILING HEIGHT: 16' to 21'

LOADING DOCK DOORS: 5 dock high

COMMERCIAL AIRPORT: Charlotte Douglas International Airport DISTANCE: 61.8 (One Way)

REGIONAL AIRPORT: Hickory Regional Airport DISTANCE: 11.4 (One Way)

DISTANCE TO NEAREST INTERSTATE (I-40): 12.6 Miles NCPINs: 2766389788, 2766396092

ADDITIONAL INFORMATION

Former Wood Working facility built in the 1970's. Walls are block and metal, roof is metal and BUR, and floors are concrete. Condition is good. Has 440 volt electrical service and minimal office space. Building dimensions 400' X 141' with Bay Spacing of 25' X 50'. Includes 45 parking spaces. Lighting is fluorescent and building is 100% WET (sprinklers). Available for immediate possession. Lease rate is negotiable.

CONTACT: John Stump – Stump Realty - 704-231-3110

CONTACT: john@stumpnet.com