



**950 German St. NW – Lenoir, NC**  
**143,022 Sq. Ft. – 25.42 Acres**

**SALE PRICE:** \$1,571,100    **LEASE PRICE:** \$2.50/SF/Yr    **ZONING:** Industrial

**ELECTRICITY PROVIDER:** Duke Energy    **NATURAL GAS PROVIDER:** Piedmont Natural Gas

**WATER PROVIDER:** City of Lenoir    **SEWER PROVIDER:** City of Lenoir

**COMMERCIAL AIRPORT:** Charlotte-Douglas International    **DISTANCE:** 69.80 Miles (One Way)

**REGIONAL AIRPORT:** Hickory Regional Airport    **DISTANCE:** 19.30 Miles (One Way)

**DISTANCE TO NEAREST INTERSTATE (I-40):** 20.40 Miles    **NCPIN:** 2749292539

**CEILING HEIGHT:** 8' to 26'

**ADDITIONAL INFORMATION**

Manufacturing building built in 1964 with parking for 200+ cars, fenced lot, sprinkled, heated and cooled. Roof has been replaced in the last 5 years. Building offers (7) Dock Height Doors, 3 phase power/480 volts, ceiling heights range from 8' to 26'. Masonry construction, concrete floors, roof is rubber membrane and multiple office spaces. Aerial video is available - [https://youtu.be/9NktX0c2E\\_o](https://youtu.be/9NktX0c2E_o)

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