



1409 Underdown Ave. – Lenoir, NC
17,900 Sq. Ft. - 1.83 Acres

SALE PRICE: \$550,000

LEASE PRICE: TBD

ZONING: I-2

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: 68.3 Miles (One Way)

REGIONAL AIRPORT: Hickory Regional Airport

DISTANCE: 17.9 Miles (One Way)

DISTANCE TO NEAREST INTERSTATE (I-40): 19.0 Miles

NCPINs: 2749537847

CEILING HEIGHT: 16' to 18'

ADDITIONAL INFORMATION - Recently renovated metal buildings for manufacturing or warehousing. Two buildings are in very good condition. Buildings are side by side and connected by two garage door size doorways (8Wx9H). Smaller building is single span, larger building has center post support. 2 doors. 13'Hx12'W; 1 door 10'Hx10W; 1 door 13'Hx14'W. 2 doors ground level and 2 doors trailer loading height. New office space with heat pumps in both buildings. New bathroom facilities. Both buildings have sprinkler systems. The ceiling height in the smaller building is 16 feet and in the larger building 19 feet. Both buildings have 3 phase power with over 1000 amps supplied electric power BUSS. High bay efficient lighting throughout both buildings. Concrete block construction of offices and bathrooms with high grade metal doors, alarm security system, remote controlled high bay garage doors. Near major highway and Google complex. Convenient to downtown Lenoir. 25 parking spaces.

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