



## TRIPLETT'S FURNITURE BUILDING

2064 Hickory Boulevard, SW · Lenoir, NC

**34,000 Sq. Ft.**

2.01 Acres

**SALE PRICE:** \$1,000,000

**LEASE PRICE:** Negotiable

**ZONING:** Commercial

**CEILING HT:** 14' – 17'

**LOADING DOCKS:** Yes (5)

**FLOORS:** Carpet, Concrete

**HVAC:** Yes

**SPRINKLERS:** Yes

**ELECTRICITY PROVIDER:** Duke Energy

**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:** 65.78 Miles (One Way)

**DISTANCE TO NEAREST INTERSTATE (I-40):** 15.89 Miles

**NCPIN:** 2758633513

### ADDITIONAL INFORMATION

This building is located on US Highway 321 and includes a 12,000 sq. ft. warehouse behind the building. A former furniture retail business, the building would serve as an excellent space for a start-up retail venture.

**OWNER:** Ed Pritchard

**CONTACT #:** 828-728-6563 or 828-295-9665