



1439 Blowing Rock Blvd. – Lenoir, NC 28645

6.724 Acres



Availability

For Sale: Yes

For Lease: 4.50/sf

Zoning: General Business

Price: \$4,980,000

Utilities

Capacity: 3 Phase Power

Electricity Provider: Duke Energy

Natural Gas Provider: Piedmont Natural Gas

Water Provider: City of Lenoir

Sewer Provider: City of Lenoir

Rail Access: No

NC Pin #: 2840950234

Transportation:

Commercial Airport: Charlotte-Douglas International

Regional Airport: Foothills Regional Airport

Nearest Interstate: (I-40)

Distance: 68.9 Miles (One Way)

Distance: 11.9 Miles (One Way)

Distance: 19.4 Miles (One Way)

Description:

Two metal buildings +/-40,000 sf and +/-36,000 sf with enclosed breezeway connector. 40k sf has 20' ceiling center, 8 new dock doors with new levelers/seals, plus 1 ramped drive-in and 2 large ground-level doors. 36k sf has 17' ceiling center, 3 dock doors with new levelers/seals, plus ground-level door and AC, and is now fully leased to AppState for 5 years. Ideal for Wholesale, warehouse/distribution and/or manufacturing.

Contact Information:

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Opportunity

- 76,000 Total sf on 6.724 acres
- 40,000 sf Available
- 36,000 sf Leased

Two metal buildings +/-40,000 sf and +/-36,000 sf with enclosed breezeway connector. 40k sf has 20' ceiling center, 8 new dock doors with new levelers/seals, plus 1 ramped drive-in and 2 large ground-level doors.

36k sf has 17' ceiling center, 3 dock doors with new levelers/seals, plus ground-level door and AC, and is now fully leased to AppState for 5 years.

Ideal for Wholesale, warehouse/distribution and/or manufacturing.

1439 Blowing Rock Blvd
Lenoir, NC
(Caldwell County)



Robert Dunn | 828-443-5954
Randy Stump | 704-589-5529
John Stump | 704-231-3110

The Stump Corporation | office 704-332-3535
831 East Morehead Street, Suite 440 | Charlotte, NC 28202



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Lenoir, NC



Highlights:

Building Size	76,000	Condition	Good to Excellent
Acreage	6.724	Walls	Insulated Metal
Office Space	TBD	Floors	Concrete
Ceiling Height	20'-16" and 17'-14"	Roof	Metal
Truck Doors	8 dock-high; 2 drive-in	Water	City of Lenoir
Dimensions	200' x 200' and 150' x 240'	Sewer	City of Lenoir
Bay Spacing	50' x 25'	Electric	Duke Energy 2@800 Amps, 1@1,200 Amps, 1@400 Amps 480/208/120V 3p4W
Parking	50" paved	Gas	PNG
Zoning	B2 General Business	Heat	Gas Forced Air
Date Available	Immediately	Sprinkler	100% wet
Last Use	Wholesale and Mfg Building Materials	Lighting	New Motion LEDs
Selling Price	\$4,980,000	A/C	TBD
Lease Rate	Negotiable		
Age	1984		



STUMP

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