



1439 Blowing Rock Blvd. – Lenoir, NC 28645

6.724 Acres



## Availability

**For Sale:** Yes

**For Lease:** Negotiable

**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:

Opportunity Zone Property. Two metal buildings +/-40,000 SF and +/-36,000 SF with enclosed breezeway connector. 40k SF has 20' ceiling center, 7 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. Ideal for Wholesale, warehouse/distribution and/or manufacturing.

## Contact Information:

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