



1548 Morganton Blvd – Lenior NC, 28645

17.69 Acres



Availability

For Sale: Yes

For Lease: Yes

Zoning: Industrial

Price: \$3,600,000

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 #: 2749427884

Transportation:

Commercial Airport: Charlotte-Douglas International

Distance: 68.2 Miles (One Way)

Regional Airport: Hickory Regional Airport

Distance: 18.2 Miles (One Way)

Nearest Interstate: (I-40)

Distance: 18.8 Miles (One Way)

Description:

This property offers 9 industrial buildings which were formerly used for furniture manufacturing and lumber production would make a great spot for a distribution center. Offering warehouse/lab space, manufacturing facilities, a former cafeteria, a dry kiln facility, a boiler room and several large parking areas. Ceiling heights range from 10 to 30 feet. A prime location for a manufacturing, distribution and/or warehouse facility for owner occupants and/or several tenants. Current month to month leases on property, subject to negotiations with new owners.

Contact Information:

Broker: Greg Greene

OWACC.COM

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