

1829 Blowing Rock Blvd. – Lenoir, NC 28645

5.95 Acres 6,000 Sq. Ft.



Availability

For Sale: Yes

For Lease: \$5,250/month (NNN)

Zoning: General Business

Price: Upon Request

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 #: 2840657903

Transportation:

Commercial Airport: Charlotte-Douglas International

Distance: 70 Miles (One Way)

Regional Airport: Hickory Regional Airport

Distance: 20 Miles (One Way)

Nearest Interstate: (I-40)

Distance: 25 Miles (One Way)

Description:

Excellent opportunity to lease a newly constructed $\pm 6,000$ SF industrial warehouse building situated on ± 5.95 acres along the highly visible US 321/Blowing Rock Boulevard corridor. The building features four oversized bay doors and a flexible configuration suited for a variety of industrial, service, warehouse, trades, or commercial users. The expansive site provides significant operational flexibility, and the Landlord is willing to create additional outdoor storage to accommodate tenant needs; a highly desirable feature for contractors, equipment users, building suppliers, and other businesses requiring secure yard or material storage.

Contact Information:

Broker: James Milner

Appalachian Commercial Real Estate

Phone: (828) 379-8750



1829 BLOWING ROCK BLVD, LENOIR, NC 28645



PROPERTY FOR LEASE INDUSTRIAL

OFFERING SUMMARY

Lease Rate:	\$5,250/month (NNN)
Sales Price:	Upon Request
Available SF:	6,000 SF
Lot Size:	5.95 Acres
Building Size:	6,000 SF

OFFERED AT
\$5,250/month (NNN)



JAMES MILNER, CCIM
828.379.8750
President & Owner



PROPERTY SUMMARY

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PROPERTY DESCRIPTION

Excellent opportunity to lease a newly constructed $\pm 6,000$ SF industrial warehouse building situated on ± 5.95 acres along the highly visible US 321/Blowing Rock Boulevard corridor. The building features four oversized bay doors and a flexible configuration suited for a variety of industrial, service, warehouse, trades, or commercial users. The expansive site provides significant operational flexibility, and the Landlord is willing to create additional outdoor storage to accommodate tenant needs; a highly desirable feature for contractors, equipment users, building suppliers, and other businesses requiring secure yard or material storage.

OFFERING SUMMARY

Lease Rate:	\$5,250 per month (NNN)
Monthly Estimated TICAM:	\$455.45 per month
Available SF:	6,000 SF
Lot Size:	5.95 Acres
Building Size:	6,000 SF
Sales Price:	Upon Request

PROPERTY HIGHLIGHTS

- New Construction – $\pm 6,000$ SF industrial/warehouse building completed in 2025
- Excellent US 321 Location – High-visibility position along one of Lenoir's primary commercial corridors
- Functional Industrial Design – Four oversized bay doors, concrete flooring, and flexible open warehouse configuration
- ± 5.95 -Acre Site – Substantial site area provides operational flexibility uncommon for a $\pm 6,000$ SF building
- Outdoor Storage Potential – Landlord willing to accommodate laydown/outdoor storage area depending upon lease terms and tenant credit
- Flexible User Profile – Well suited for contractors, service businesses, distribution, equipment users, building suppliers, light industrial and similar operations
- Traffic Counts along Blowing Rock Blvd range from 17,000 to 21,736 ADVT
- Tenant Improvement Package available subject to lease terms



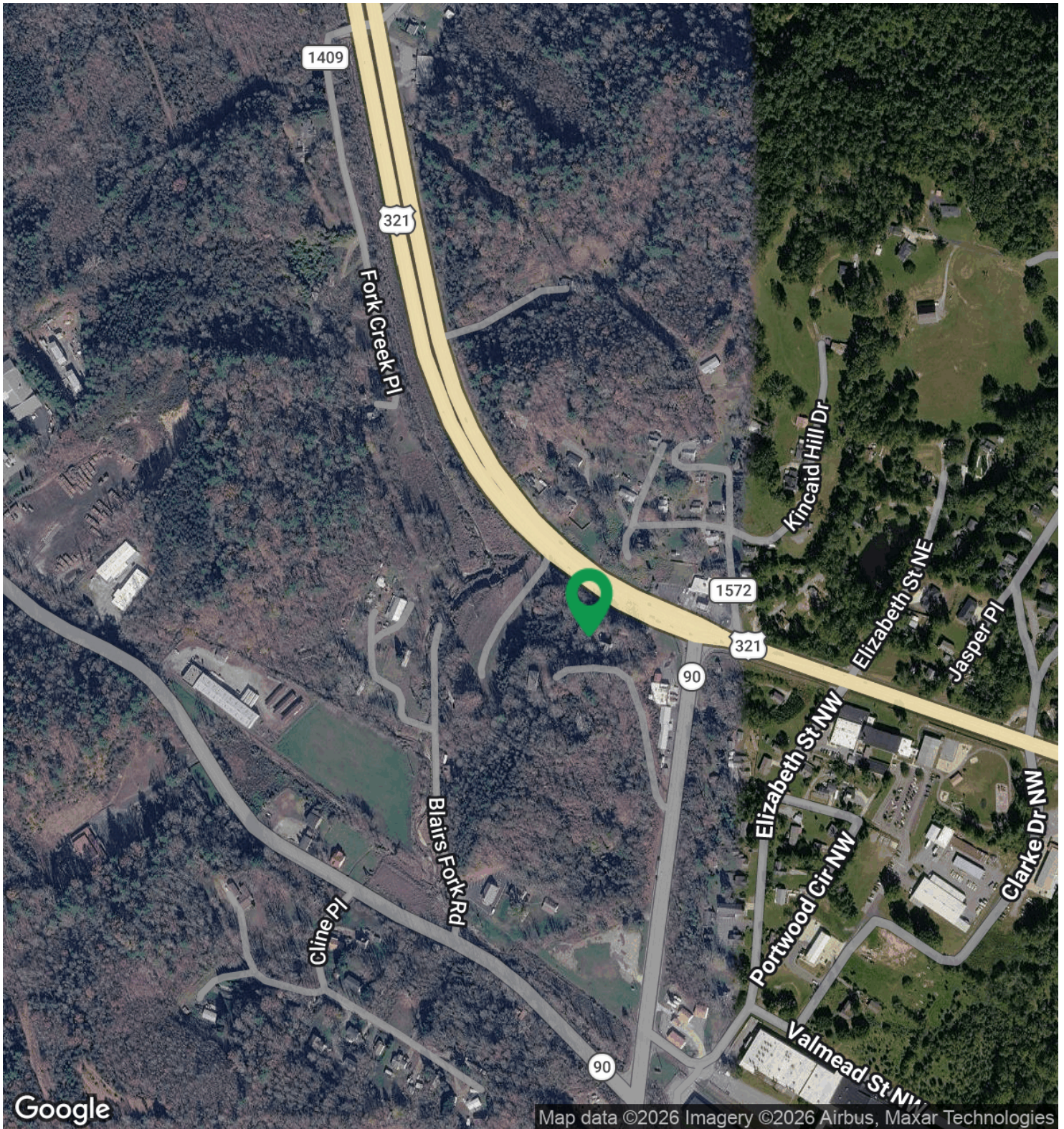
ADDITIONAL PHOTOS

1829 BLOWING ROCK BLVD, LENOIR, NC 28645



LOCATION MAP

1829 BLOWING ROCK BLVD, LENOIR, NC 28645



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