

1905 International Blvd. – Hudson, NC 28638  
40,775 Sq. Ft.



#### Availability

**For Sale:** Negotiable

**For Lease:** Negotiable

**Zoning:** Industrial

**Price:** N/A

#### Utilities

**Capacity:** 3 Phase Power

**Electricity Provider:** Duke Energy

**Natural Gas Provider:** Piedmont Natural Gas

**Water Provider:** City of Lenoir

**Sewer Provider:** Septic

**Rail Access:** No

**NC Pin #:** 2766292828

#### Transportation:

**Commercial Airport:** Charlotte-Douglas International

**Regional Airport:** Hickory Regional Airport

**Nearest Interstate:** (I-40)

**Distance:** 63 Miles (One Way)

**Distance:** 11.5 Miles (One Way)

**Distance:** 14 Miles (One Way)

#### Description:

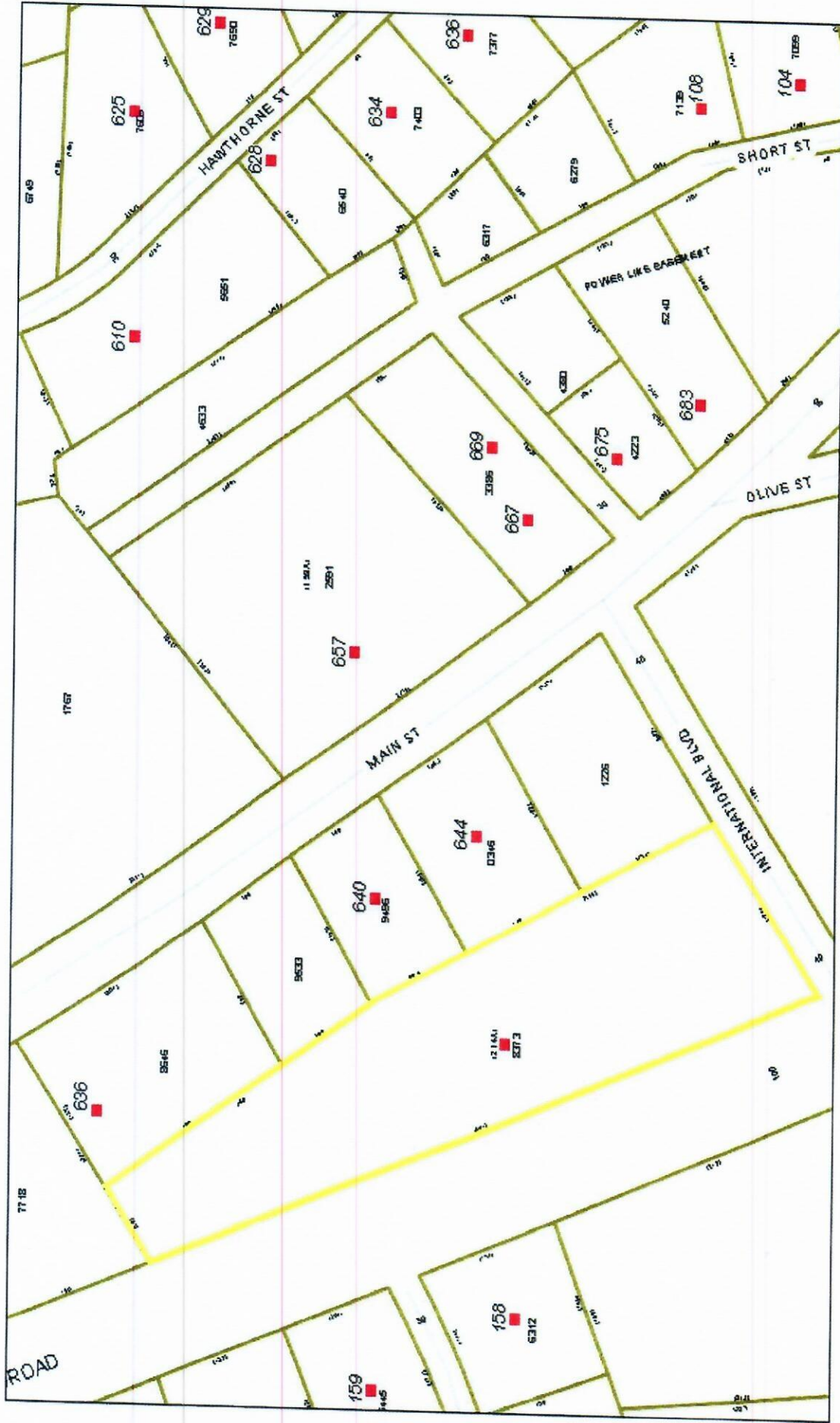
Excellent industrial facility totaling 40,775 square feet on 2.14 acres, ideally suited for distribution or light manufacturing. The building features 6 dock-high truck doors, ceiling heights ranging from 17' to 13', and flexible 80' x 470' dimensions with varied bay spacing. Construction includes pre-engineered metal walls and roof, concrete floors, LED lighting, and full A/C coverage. The site offers 20 gravel parking spaces and minimal office area, with utilities. Zoned Industrial and in excellent condition, the property is available immediately.

#### Contact Information:

Broker: Randy Stump

The Stump Corporation

Phone: (704)-589-5529



This map is NOT of land survey quality and is NOT suitable for such use.

Owner BEOCARE INC

Deferred Val \$0

1905 INTERNATIONAL BLVD  
HUDSON, NC 28638

Assessed Val \$571,800

Calc Acreage 2.144544

Land Units 2.97 (AC)

Acct Number 139885

Parcel ID 03 30 1 4

NCPIN 2767108373

Legal Desc BK 1853 PG 947 YR 2014 ST 980.00

Plat Ref /

Property Addr 1904 INTERNATIONAL BV

## Caldwell County

1:1,536

0 0.0125 0.025 0.04 0.05 mi

0 0.02 0.04 0.08 km

October 23, 2024



**BEOCARE INC**  
1904 INTERNATIONAL  
139885

COUNTY (100), GUNPOWDER (100), RESCUE  
GUNPOWDER (100)  
BK 1853 PG 947 YR 2014 ST 980.00  
Reval Year: 2021 Tax Year: 2025  
Appraised By 07 on 04/20/2018 00031 NEIGHBORHOOD

SMF WAREHOUSE

PLAT: / UNIQ ID 269587  
ID NO: 2767.17

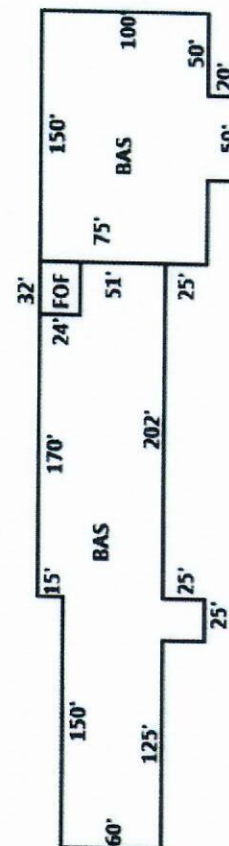
Parcel ID: 03-30-1-4-

**SPLIT FROM ID**

CARD NO. 1 of 1  
2.9700 AC  
TW-03 CI-03 FR

EX- SRC= Inspection  
AT- LAST ACTION 20180423

| CONSTRUCTION DETAIL |                            |     |           |      |           |        |      |      |        | MARKET VALUE |             |      |  | DEPRECIATION |  | CORRELATION OF VALUE |  |
|---------------------|----------------------------|-----|-----------|------|-----------|--------|------|------|--------|--------------|-------------|------|--|--------------|--|----------------------|--|
| 3                   | USE                        | MOD | EFF. Area | QVAL | BASE RATE | RCN    | EYB  | AYB  | % GOOD |              | CRECENCE TO |      |  |              |  |                      |  |
| 6.00                | 48                         | 06  | 41,159    | 74   | 19.10     | 786137 | 2000 | 1987 |        | 0.300000     |             |      |  |              |  |                      |  |
| 2                   | TYPE: WAREHOUSE            |     |           |      |           |        |      |      |        |              |             | 70.0 |  |              |  |                      |  |
| 8.00                | STYLE: 1 - 1.0 Story       |     |           |      |           |        |      |      |        |              |             |      |  |              |  |                      |  |
| 02                  | Slab on Grade              |     |           |      |           |        |      |      |        |              |             |      |  |              |  |                      |  |
| 02                  | Exterior Walls             |     |           |      |           |        |      |      |        |              |             |      |  |              |  |                      |  |
| 7.00                | Corrugated Metal (Light)   |     |           |      |           |        |      |      |        |              |             |      |  |              |  |                      |  |
| 10                  | Roofing Structure          |     |           |      |           |        |      |      |        |              |             |      |  |              |  |                      |  |
| 18.00               | Steel Frame                |     |           |      |           |        |      |      |        |              |             |      |  |              |  |                      |  |
| 01                  | Roofing Cover              |     |           |      |           |        |      |      |        |              |             |      |  |              |  |                      |  |
| 3.00                | Corrugated or Sheet Metal  |     |           |      |           |        |      |      |        |              |             |      |  |              |  |                      |  |
| 1                   | Interior Wall Construction |     |           |      |           |        |      |      |        |              |             |      |  |              |  |                      |  |
|                     | Masonry or Minimum         |     |           |      |           |        |      |      |        |              |             |      |  |              |  |                      |  |
| 2.00                | Roofing Floor Ceiling      |     |           |      |           |        |      |      |        |              |             |      |  |              |  |                      |  |
|                     | Roofing Floor Ceiling      |     |           |      |           |        |      |      |        |              |             |      |  |              |  |                      |  |
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|                     |                            |     |           |      |           |        |      |      |        |              |             |      |  |              |  |                      |  |



| CODE                   | DATE | NO.            |
|------------------------|------|----------------|
| <b>PRIOR APPRAISAL</b> |      |                |
| BUILDING VALUE         |      | 388,400        |
| OBXF VALUE             |      | 0              |
| LAND VALUE             |      | 23,700         |
| PRESENT USE VALUE      |      | 0              |
| DEFERRED VALUE         |      | 0              |
| <b>TOTAL VALUE</b>     |      | <b>412,100</b> |

| SALES DATA  |        |      |   | SALES DATA |     |             |  |
|-------------|--------|------|---|------------|-----|-------------|--|
| OFF. RECORD | DATE   | DEED |   | O/U        | V/I | INDICATE    |  |
| BOOK PAGE   | MO YR  | TYPE |   |            |     | SALES PRICE |  |
| 01853 0947  | 8 2014 | WD*  |   | Q          | 1   | 490,000     |  |
| 01349 0587  | 7 2001 | WD   |   | X          | 1   | 0           |  |
| 01214 0921  | 3 1998 | WD   | X |            |     | 285,000     |  |

|                       |
|-----------------------|
| BOULEVARD ALMA 701/73 |
| NOTES                 |

| BUILDING ADJUSTMENTS    |    |                          |       |
|-------------------------|----|--------------------------|-------|
| Non-Std Wall            | 16 | Non-Std Wall Height      | 1.02  |
| Quality                 | 3  | Average Slight Irregular | 1.00  |
| Shape/Design            | 3  | Size                     | 1.00  |
| TOTAL ADJUSTMENT FACTOR |    |                          | 0.98  |
|                         |    |                          | 1.000 |

[illegible]

| PDG DIMENSIONS         |              |          |       |              |         |           |                                |           |                 | F0F=E32524W32N24Aarea:768;BAS=E50N100W150S75S25E50S20E50N20Aarea:16000;BAS=S24E3251W20S25W25N25W125N60E150N15E170Aarea:24007;TotalArea:40775 |           |              |                     |            |                |            |  |  |  |
|------------------------|--------------|----------|-------|--------------|---------|-----------|--------------------------------|-----------|-----------------|----------------------------------------------------------------------------------------------------------------------------------------------|-----------|--------------|---------------------|------------|----------------|------------|--|--|--|
| HIGHEST AND BEST USE   |              |          |       |              |         |           |                                |           |                 | LAND INFORMATION                                                                                                                             |           |              |                     |            |                |            |  |  |  |
| USE                    | LOCAL ZONING | FRONTAGE | DEPTH | DEPTH / SIZE | LND MOD | COND FACT | OTHER ADJ/NOTES RF AC LC TO OT | ROAD TYPE | LAND UNIT PRICE | TOTAL LAND UNITS                                                                                                                             | UNIT TYPE | TOTAL ADJUST | ADJUSTED UNIT PRICE | LAND VALUE | OVERRIDE VALUE | LAND NOTES |  |  |  |
| COMMERCIAL             |              | 0        | 0     | 1.0000       | 0       | 1.0000    |                                |           | 15,400.00       | 1.000                                                                                                                                        | AC        | 1.000        | 15,400.00           | 15400      | 0              |            |  |  |  |
| RESIDENTIAL AC         |              | 0        | 0     | 1.0000       | 1       | 1.0000    |                                | RP        | 3,100.00        | 1.970                                                                                                                                        | AC        | 1.000        | 3,100.00            | 6107       | 0              |            |  |  |  |
| TOTAL MARKET LAND DATA |              |          |       |              |         |           |                                |           |                 | 2.97                                                                                                                                         |           |              |                     |            |                |            |  |  |  |
| TOTAL PRESENT USE DATA |              |          |       |              |         |           |                                |           |                 |                                                                                                                                              |           |              |                     |            |                |            |  |  |  |
|                        |              |          |       |              |         |           |                                |           |                 |                                                                                                                                              |           |              |                     |            |                |            |  |  |  |
|                        |              |          |       |              |         |           |                                |           |                 |                                                                                                                                              |           |              |                     |            |                |            |  |  |  |
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|                        |              |          |       |              |         |           |                                |           |                 |                                                                                                                                              |           |              |                     |            |                |            |  |  |  |
|                        |              |          |       |              |         |           |                                |           |                 |                                                                                                                                              |           |              |                     |            |                |            |  |  |  |
|                        |              |          |       |              |         |           |                                |           |                 |                                                                                                                                              |           |              |                     |            |                |            |  |  |  |
|                        |              |          |       |              |         |           |                                |           |                 |                                                                                                                                              |           |              |                     |            |                |            |  |  |  |
|                        |              |          |       |              |         |           |                                |           |                 |                                                                                                                                              |           |              |                     |            |                |            |  |  |  |
|                        |              |          |       |              |         |           |                                |           |                 |                                                                                                                                              |           |              |                     |            |                |            |  |  |  |
|                        |              |          |       |              |         |           |                                |           |                 |                                                                                                                                              |           |              |                     |            |                |            |  |  |  |
|                        |              |          |       |              |         |           |                                |           |                 |                                                                                                                                              |           |              |                     |            |                |            |  |  |  |
|                        |              |          |       |              |         |           |                                |           |                 |                                                                                                                                              |           |              |                     |            |                |            |  |  |  |
|                        |              |          |       |              |         |           |                                |           |                 |                                                                                                                                              |           |              |                     |            |                |            |  |  |  |
|                        |              |          |       |              |         |           |                                |           |                 |                                                                                                                                              |           |              |                     |            |                |            |  |  |  |
|                        |              |          |       |              |         |           |                                |           |                 |                                                                                                                                              |           |              |                     |            |                |            |  |  |  |
|                        |              |          |       |              |         |           |                                |           |                 |                                                                                                                                              |           |              |                     |            |                |            |  |  |  |
|                        |              |          |       |              |         |           |                                |           |                 |                                                                                                                                              |           |              |                     |            |                |            |  |  |  |
|                        |              |          |       |              |         |           |                                |           |                 |                                                                                                                                              |           |              |                     |            |                |            |  |  |  |
|                        |              |          |       |              |         |           |                                |           |                 |                                                                                                                                              |           |              |                     |            |                |            |  |  |  |
|                        |              |          |       |              |         |           |                                |           |                 |                                                                                                                                              |           |              |                     |            |                |            |  |  |  |
|                        |              |          |       |              |         |           |                                |           |                 |                                                                                                                                              |           |              |                     |            |                |            |  |  |  |
|                        |              |          |       |              |         |           |                                |           |                 |                                                                                                                                              |           |              |                     |            |                |            |  |  |  |
|                        |              |          |       |              |         |           |                                |           |                 |                                                                                                                                              |           |              |                     |            |                |            |  |  |  |
|                        |              |          |       |              |         |           |                                |           |                 |                                                                                                                                              |           |              |                     |            |                |            |  |  |  |
|                        |              |          |       |              |         |           |                                |           |                 |                                                                                                                                              |           |              |                     |            |                |            |  |  |  |
|                        |              |          |       |              |         |           |                                |           |                 |                                                                                                                                              |           |              |                     |            |                |            |  |  |  |
|                        |              |          |       |              |         |           |                                |           |                 |                                                                                                                                              |           |              |                     |            |                |            |  |  |  |
|                        |              |          |       |              |         |           |                                |           |                 |                                                                                                                                              |           |              |                     |            |                |            |  |  |  |
|                        |              |          |       |              |         |           |                                |           |                 |                                                                                                                                              |           |              |                     |            |                |            |  |  |  |
|                        |              |          |       |              |         |           |                                |           |                 |                                                                                                                                              |           |              |                     |            |                |            |  |  |  |
|                        |              |          |       |              |         |           |                                |           |                 |                                                                                                                                              |           |              |                     |            |                |            |  |  |  |
|                        |              |          |       |              |         |           |                                |           |                 |                                                                                                                                              |           |              |                     |            |                |            |  |  |  |
|                        |              |          |       |              |         |           |                                |           |                 |                                                                                                                                              |           |              |                     |            |                |            |  |  |  |
|                        |              |          |       |              |         |           |                                |           |                 |                                                                                                                                              |           |              |                     |            |                |            |  |  |  |
|                        |              |          |       |              |         |           |                                |           |                 |                                                                                                                                              |           |              |                     |            |                |            |  |  |  |
|                        |              |          |       |              |         |           |                                |           |                 |                                                                                                                                              |           |              |                     |            |                |            |  |  |  |
|                        |              |          |       |              |         |           |                                |           |                 |                                                                                                                                              |           |              |                     |            |                |            |  |  |  |
|                        |              |          |       |              |         |           |                                |           |                 |                                                                                                                                              |           |              |                     |            |                |            |  |  |  |
|                        |              |          |       |              |         |           |                                |           |                 |                                                                                                                                              |           |              |                     |            |                |            |  |  |  |
|                        |              |          |       |              |         |           |                                |           |                 |                                                                                                                                              |           |              |                     |            |                |            |  |  |  |
|                        |              |          |       |              |         |           |                                |           |                 |                                                                                                                                              |           |              |                     |            |                |            |  |  |  |
|                        |              |          |       |              |         |           |                                |           |                 |                                                                                                                                              |           |              |                     |            |                |            |  |  |  |
|                        |              |          |       |              |         |           |                                |           |                 |                                                                                                                                              |           |              |                     |            |                |            |  |  |  |
|                        |              |          |       |              |         |           |                                |           |                 |                                                                                                                                              |           |              |                     |            |                |            |  |  |  |
|                        |              |          |       |              |         |           |                                |           |                 |                                                                                                                                              |           |              |                     |            |                |            |  |  |  |
|                        |              |          |       |              |         |           |                                |           |                 |                                                                                                                                              |           |              |                     |            |                |            |  |  |  |
|                        |              |          |       |              |         |           |                                |           |                 |                                                                                                                                              |           |              |                     |            |                |            |  |  |  |
|                        |              |          |       |              |         |           |                                |           |                 |                                                                                                                                              |           |              |                     |            |                |            |  |  |  |
|                        |              |          |       |              |         |           |                                |           |                 |                                                                                                                                              |           |              |                     |            |                |            |  |  |  |
|                        |              |          |       |              |         |           |                                |           |                 |                                                                                                                                              |           |              |                     |            |                |            |  |  |  |
|                        |              |          |       |              |         |           |                                |           |                 |                                                                                                                                              |           |              |                     |            |                |            |  |  |  |
|                        |              |          |       |              |         |           |                                |           |                 |                                                                                                                                              |           |              |                     |            |                |            |  |  |  |
|                        |              |          |       |              |         |           |                                |           |                 |                                                                                                                                              |           |              |                     |            |                |            |  |  |  |
|                        |              |          |       |              |         |           |                                |           |                 |                                                                                                                                              |           |              |                     |            |                |            |  |  |  |
|                        |              |          |       |              |         |           |                                |           |                 |                                                                                                                                              |           |              |                     |            |                |            |  |  |  |
|                        |              |          |       |              |         |           |                                |           |                 |                                                                                                                                              |           |              |                     |            |                |            |  |  |  |
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|                        |              |          |       |              |         |           |                                |           |                 |                                                                                                                                              |           |              |                     |            |                |            |  |  |  |
|                        |              |          |       |              |         |           |                                |           |                 |                                                                                                                                              |           |              |                     |            |                |            |  |  |  |
|                        |              |          |       |              |         |           |                                |           |                 |                                                                                                                                              |           |              |                     |            |                |            |  |  |  |
|                        |              |          |       |              |         |           |                                |           |                 |                                                                                                                                              |           |              |                     |            |                |            |  |  |  |
|                        |              |          |       |              |         |           |                                |           |                 |                                                                                                                                              |           |              |                     |            |                |            |  |  |  |
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|                        |              |          |       |              |         |           |                                |           |                 |                                                                                                                                              |           |              |                     |            |                |            |  |  |  |
|                        |              |          |       |              |         |           |                                |           |                 |                                                                                                                                              |           |              |                     |            |                |            |  |  |  |
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|                        |              |          |       |              |         |           |                                |           |                 |                                                                                                                                              |           |              |                     |            |                |            |  |  |  |
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