



2435 Watson St. – Lenoir NC, 28645

205,964+/- Sq. Ft. on 16.76+/-Acres



Availability

For Sale: N/A
For Lease: Yes
Zoning: Industrial
Price: \$4.95/SF

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 #: 2739600803

Transportation:

Commercial Airport: Charlotte-Douglas International

Regional Airport: Hickory Regional Airport

Nearest Interstate: (I-40)

Distance: 68.4 Miles (One Way)

Distance: 17.8 Miles (One Way)

Distance: 14 Miles (One Way)

Description:

Modern single story industrial facility, in excellent condition. Ceiling Height: 23-25 ft. Loading Docks: Twenty (20) dock height. Lighting: T8 on Sensors. Power: 3 Phase 800 amp. Sprinkler: 100% ESFR. HVAC: Column spacing is 40' X 30'. Office is fully conditioned; Hanging gas heaters in the warehouse. Parking: 16 trailers and 49 auto spaces available. Walls: Pre-cast masonry.

Contact Information:

Broker: Chad Varner

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2435 Watson St Lenoir NC



205,964^{+/-} Square Feet on 16.76 ^{+/-} Acres

SIZE:	Approximately 205,964 SF
GROUND:	Approximately 16.76 acres
NUMBER OF BUILDINGS:	One modern single story industrial facility
DATE OF CONSTRUCTION:	2000

CONDITION: Excellent

DIMENSIONS: Approx. 300' x 680'

CONSTRUCTION: Floor: 6" 4,000 PSI concrete
Walls: Precast concrete
Columns: Steel
Roof: 60 mil TPO membrane installed over original Fibertite membrane roof in 2020 with 20-year Firestone warranty

COLUMN SPACING: 40' x 30'

CEILING HEIGHT: Approximately 22' clear below the main structural steel at the eaves and 23' clear in the center

The bar joists are 23' clear at the eaves and 25' clear in the center

LIGHTING: T8 multi-tube fixtures on sensors

WATER: Supplied by City of Lenoir
10" main

SEWER: Supplied by City of Lenoir
10" main

GAS: Supplied by Piedmont Natural Gas 4" main; 1 1/4" line

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POWER: Supplied by Duke Energy
800 Amp 480/277 volt, 3 phase 4 wire panel

HVAC: Office areas are heated and cooled by package units. The plant area is heated by suspended gas blowers and cooled by roof fans and wall louvers

SPRINKLER: ESFR with booster pump

OFFICE:

Main office: 2,400 SF on two levels including private offices, open administrative areas, breakroom, storage closets and six individual restrooms, each with one toilet and one sink

Shipping Office: Approximately 510 SF. with 2 private offices, storage closet and two individual restrooms, each with one toilet and one sink.

TRUCK LOADING:

Twenty- Four 8' x 9' dock high doors with pit levelers and seals, some with lights

One 12' high x 14' wide manual drive-in door

150' paved truck loading area on north wall includes 60' concrete strip connected to the building. All other dock areas have a concrete landing pad.

PARKING:

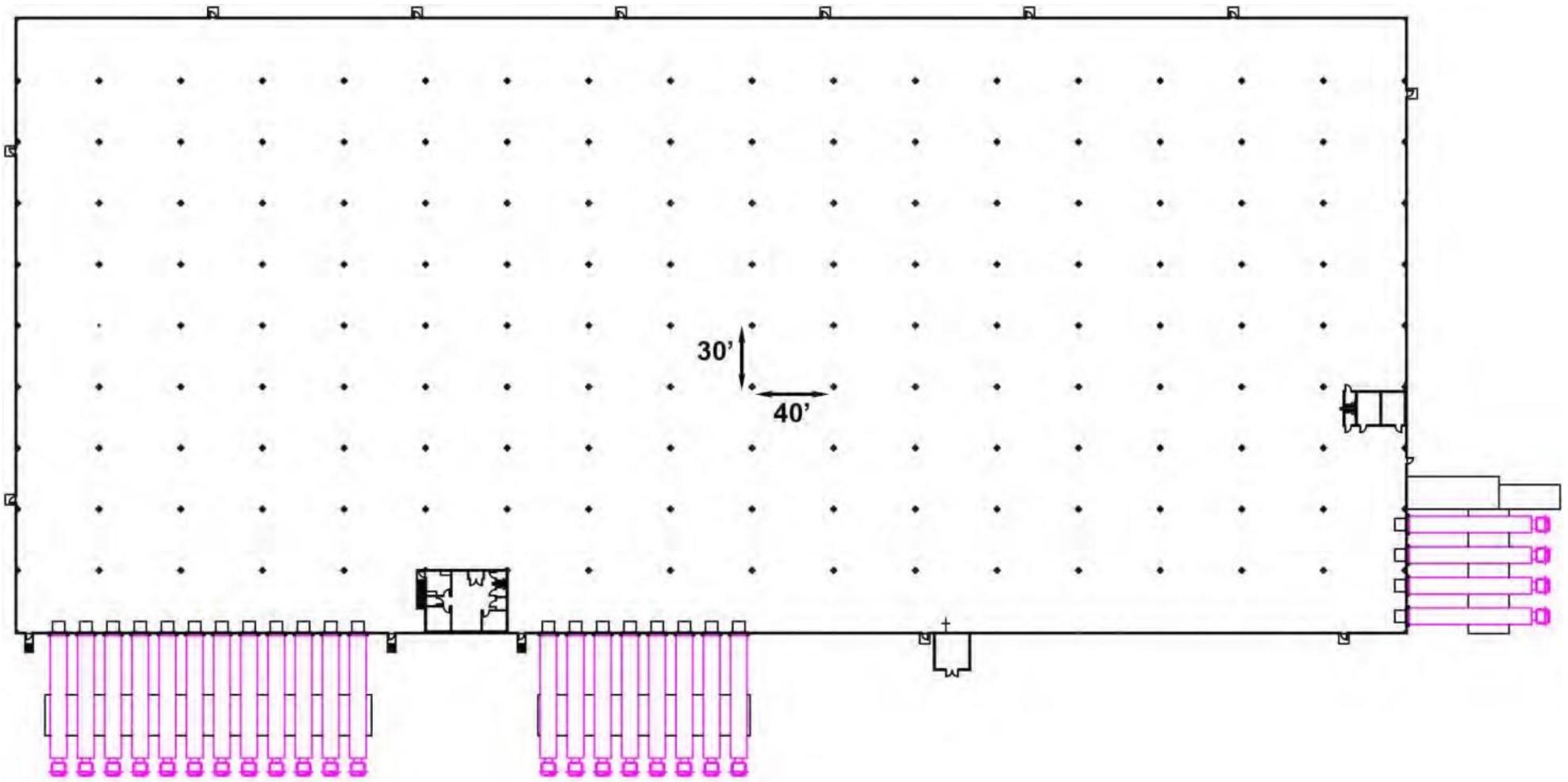
Paved parking for 16 trailers and 49 cars

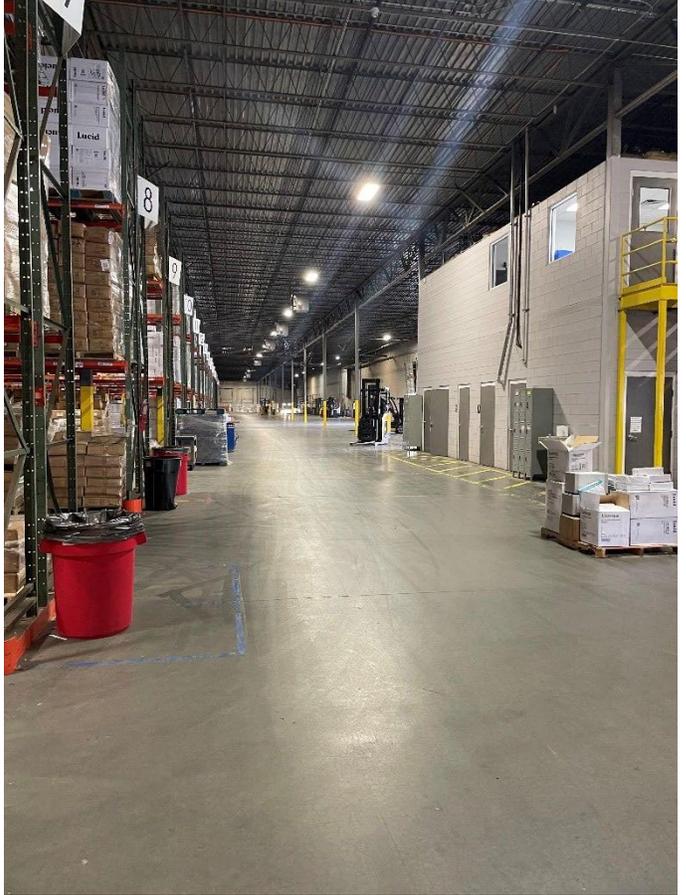
MISC:

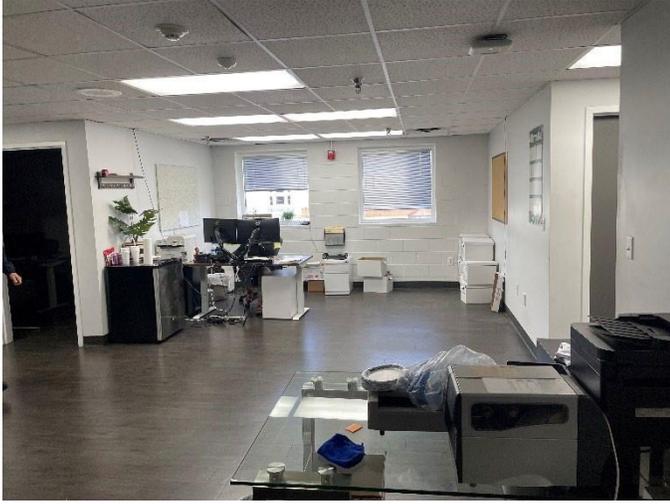
Fire and burglar alarm with card access system.
Guard house

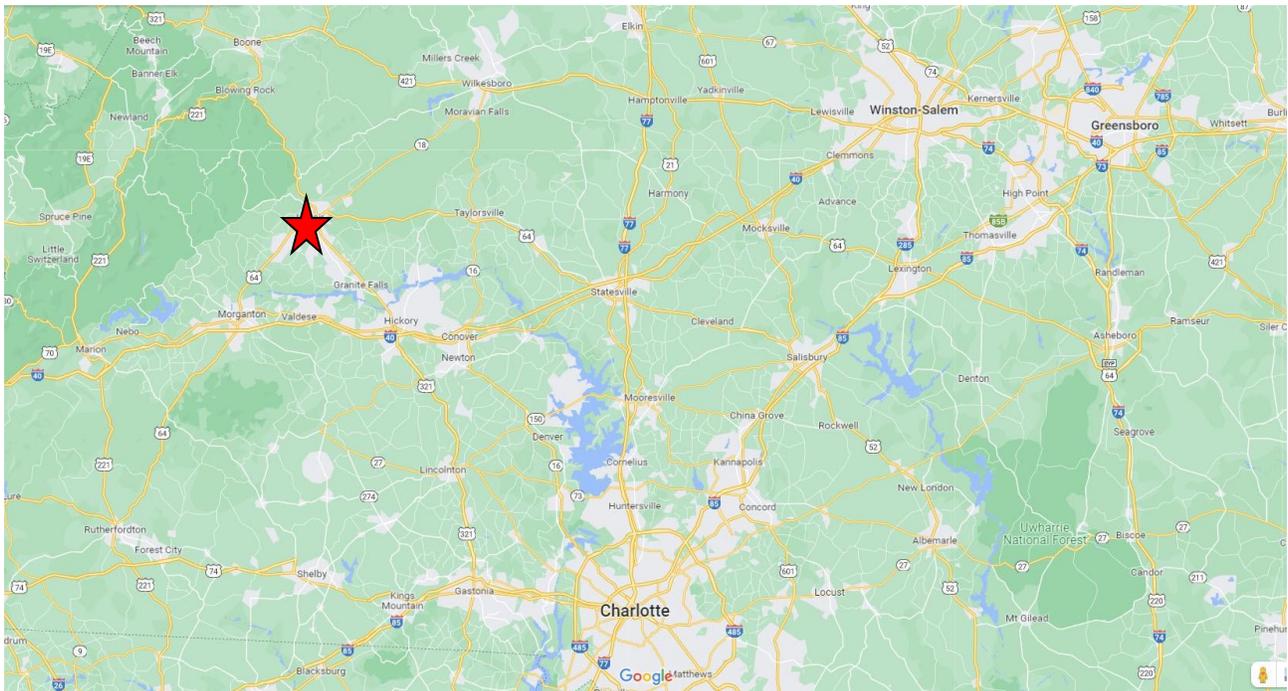
All loading areas are fenced

Exterior was painted in 2000









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