



## 315 Elizabeth St. NW – Lenoir, NC +/- 30 Acres



### Availability

**For Sale:** No  
**For Lease:** Yes  
**Zoning:** Industrial  
**Price:** \$2.50 PSF

### Utilities

**Capacity:** N/A  
**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 #:** 2840832686

### Transportation:

**Commercial Airport:** Charlotte-Douglas International  
**Regional Airport:** Hickory Regional Airport  
**Nearest Interstate:** (I-40)

**Distance:** 70.4 Miles (One Way)  
**Distance:** 18.8 Miles (One Way)  
**Distance:** 19.8 Miles (One Way)

### Description:

Originally this site was the former Thomasville Furniture case goods manufacturing. This consists of multiple buildings on separate tax parcels. Approximately up to 800,000 sq ft, divisible to 20,000 sq ft. Flexible terms with immediate availability. Outdoor storage is available. This site is 100% wet. Contains a BUR & EPDM roof. The walls are primarily brick with concrete and wood floor.

### Contact Information:

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## For Sale or Lease - Flexible Size Range

315 Elizabeth Street, NW  
Lenoir, NC 28645



118-C W. Union Street  
Morganton, NC 28655  
828.430.8674

**Eric Engstrom, CCIM**  
828.604.7034  
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# Elizabeth Street

## Property Overview

315 Elizabeth Street NW is an expansive single-story building covers 800,000 square feet and boasts a 20-foot clear height, 20 dock doors, and approximately 4,000 square feet of office space. Offering extensive space at a competitive rate, it's perfect for a variety of manufacturing, distribution, and warehouse needs.

Currently up to 600,000 square feet is available for lease. Situated on a 20-acre plot, the property offers ample parking and maneuvering space for trucks. The entire site is gated with on-site security for added peace of mind.

Located in western North Carolina, 315 Elizabeth Street benefits from excellent highway access, close to major population centers. Highway 321 is just minutes away, providing easy connections to Highway 64 and Interstate 45. The major commercial hub of Charlotte is less than an hour's drive away, enhancing the property's logistical advantages.

## DEMOGRAPHICS (2024)

	1 miles	3 miles	5 miles
Population	3,765	16,245	27,966
Daytime Pop.	2,165	9,950	13,231
Avg. HH Income	\$55,853	\$71,762	\$75,119

## TRAFFIC COUNTS

Hwy 321	18,308 VPD
Hwy 65	19,043 VPD















