



315 Elizabeth St. NW – Lenoir, NC

800,000 Sq Ft - +/- 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. Ceiling heights varied from 8' to 20'. 20 dock high truck doors.

Contact Information:

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CALDWELL COUNTY INDUSTRIAL | LEASE ONLY



LEASE RATE \$2.50 PSF NNN

Opportunity

- Former Thomasville Furniture casegoods manufacturing facility and warehouse.
- Multiple buildings on separate tax parcels.
- Up to 800,000 square feet
- Divisible to 20,000 square feet
- Flexible terms
- Immediate availability
- Outdoor storage available

The Stump Corporation | office 704-332-3535
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Randy Stump | 704-589-5529 cell | randy@stumpnet.com
John Stump | 704-231-3110 cell | john@stumpnet.com

315 Elizabeth Street
Lenoir, NC
(Caldwell County)



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Highlights:

BUILDING SIZE	800,000 (multiple buildings)	AGE	1938 to 1970's
ACREAGE	+/- 30	CONDITION	Very good
OFFICE SPACE	4,000	WALLS	Primarily brick
CEILING HEIGHT	8' to 20'	FLOORS	Concrete & Wood
TRUCK DOORS	20 Dock High	ROOF	BUR & EPDM
DIMENSIONS	Varied	WATER	Municipal
BAY SPACING	Varied	SEWER	Municipal
PARKING	Ample Paved & graveled	ELECTRIC	Duke Energy
ZONING	Industrial	GAS	PNG
DATE AVAILABLE	Immediately	HEAT	Steam boiler
LAST USE	Distribution	SPRINKLER	100% Wet
SELLING PRICE	NA	LIGHTING	Fluorescent
LEASE RATE	\$2.50 psf	A/C	Office



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