

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 Distance: 70.4 Miles (One Way)

Regional Airport: Hickory Regional Airport Distance: 18.8 Miles (One Way)

Nearest Interstate: (I-40) Distance: 19.8 Miles (One Way)

Description:

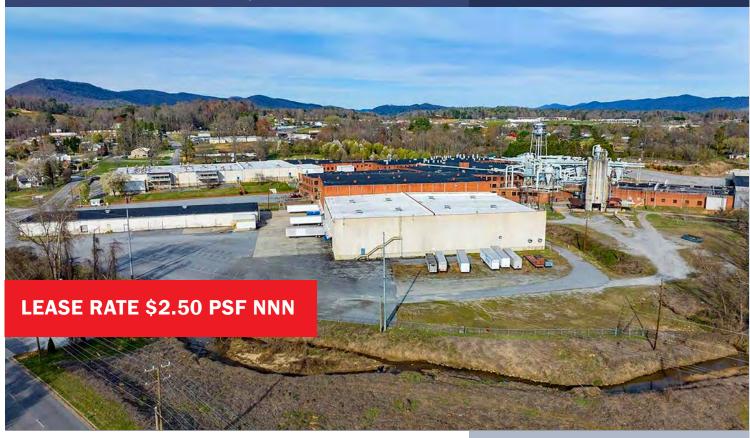
Originally this site was the former Thomasville Furniture case goods manufacturing. This consists of multiple buildings on separate tax parcels. Approximately up to 800,000 sq ft, divisible to 20,000 sq ft. Flexible terms with immediate availability. Outdoor storage is available. This site is 100% wet. 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:

Randy Stump Email: randy@stumpnet.com Phone: (704) 589-5529



CALDWELL COUNTY INDUSTRIAL | LEASE ONLY



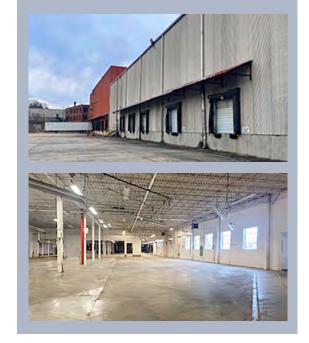
Opportunity

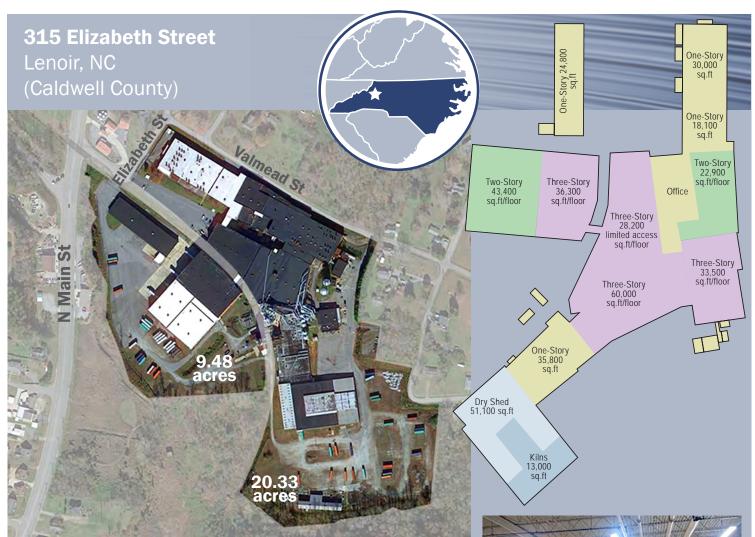
- Former Thomasville Furniture casegoods manufacturing facility and warehouse.
- Multiple buildings on separate tax parcels.
- Up to 800,000 square feet
- Divisible to 20,000 square feet
- Flexible terms
- · Immediate availability
- Outdoor storage available

The Stump Corporation | office 704-332-3535 1300 Baxter Street, Suite 365 | Charlotte, NC 28204

Randy Stump | 704-589-5529 cell | randy@stumpnet.com **John Stump** | 704-231-3110 cell | john@stumpnet.com

315 Elizabeth StreetLenoir, NC (Caldwell County)





Highlights:

BUILDING SIZE	800,000 (multiple buildings)
ACREAGE	+/- 30
OFFICE SPACE	4,000
CEILING HEIGHT	8' to 20'
TRUCK DOORS	20 Dock High
DIMENSIONS	Varied
BAY SPACING	Varied
PARKING	Ample Paved & graveled
ZONING	Industrial
DATE AVAILABLE	Immediately
LAST USE	Distribution
SELLING PRICE	NA
LEASE RATE	\$2.50 psf

AGE	1938 to 1970's
CONDITION	Very good
WALLS	Primarily brick
FL00RS	Concrete & Wood
ROOF	BUR & EPDM
WATER	Municipal
SEWER	Municipal
ELECTRIC	Duke Energy
GAS	PNG
HEAT	Steam boiler
SPRINKLER	100% Wet
LIGHTING	Fluorescent
A/C	Office





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The Stump Corporation | office 704-332-3535 1300 Baxter Street, Suite 365 | Charlotte, NC 28204 All information furnished regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, leasing or other conditions, prior sale, prior lease or withdrawal without notice. All square footage (SF) and acreage amounts are estimates subject to verification. No liability of any kind is to be imposed on the Broker herein.