



LENOIR - 800,000 SF

315 Elizabeth Street Northwest, Lenoir, NC 28645

- Former Thomasville Furniture Mfg facility
- 8 buildings
- 29.81 AC Site

CONTACT:

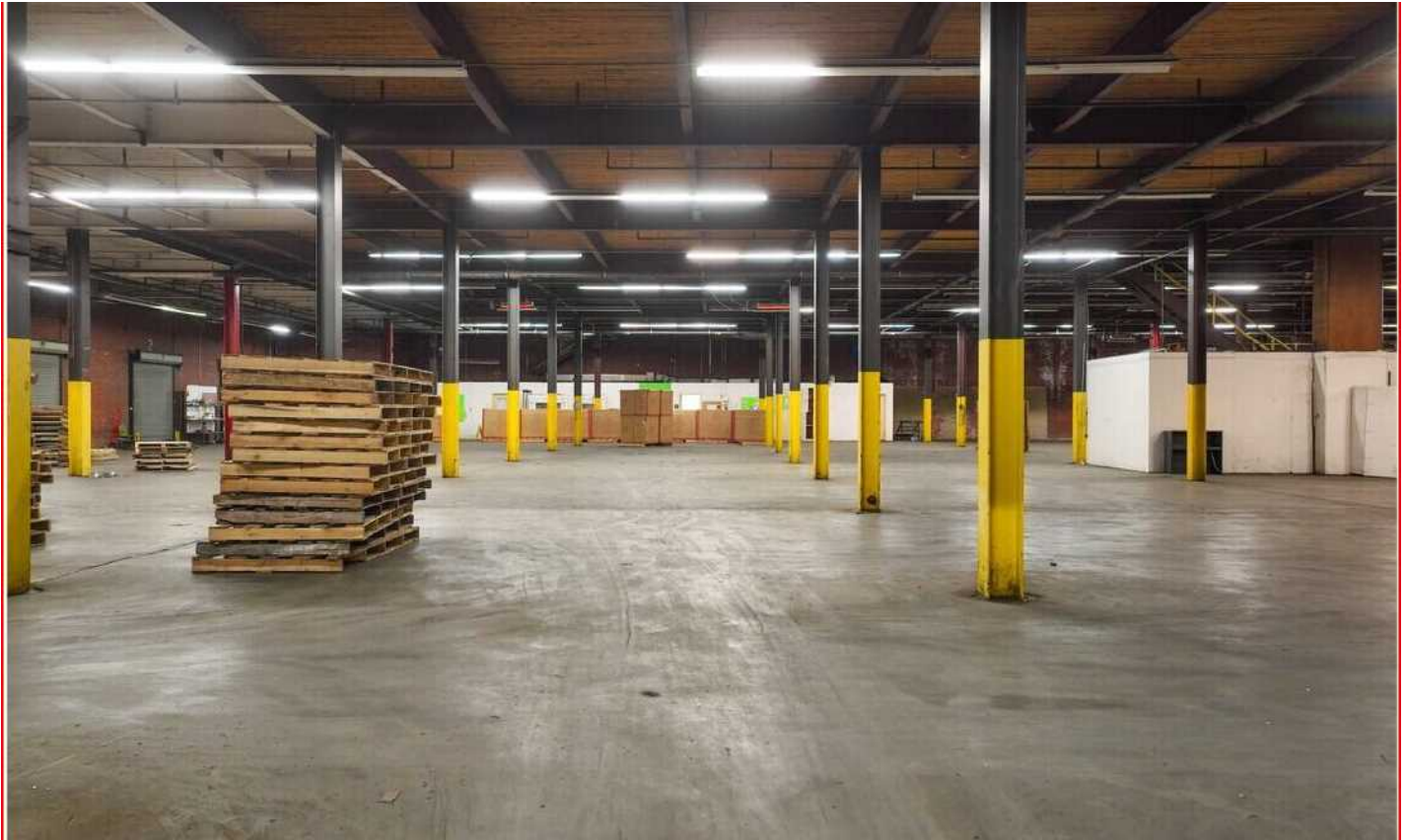
SCOTT MLADENIK
Managing Broker - Commercial
(704) 479-7384
scott.mladenik@remax.net

PROPERTY DESCRIPTION



The building improvements consist of 796,000 SF MFG/warehouse (99.5%) and 4,000 SF (.005%) of office. Property is fully sprungled. Land consists of two parcels totaling 29.81 AC zoned I-2. Ceiling heights in buildings range from 14 to 20 feet. Most buildings are made of brick walls and concrete and wood floors. Includes 20 loading docks, 210 parking spaces. Property is gated and easy access to Highway 321, highway 64 and Interstate 40. Property is located within an "Opportunity Zone". Property is well suited for manufacturing and warehousing.

PROPERTY SUMMARY



Property Summary

Building SF:	800,000
Lot Size:	29.81 Acres
Parking:	210
Price:	\$8,000,000
Year Built:	1938-1971
Zoning:	I-2
Buildings:	8
Sprinkled:	Wet
Special Classification:	Opportunity Zone
Tenants:	2
SF Leased:	18%
Office:	4000

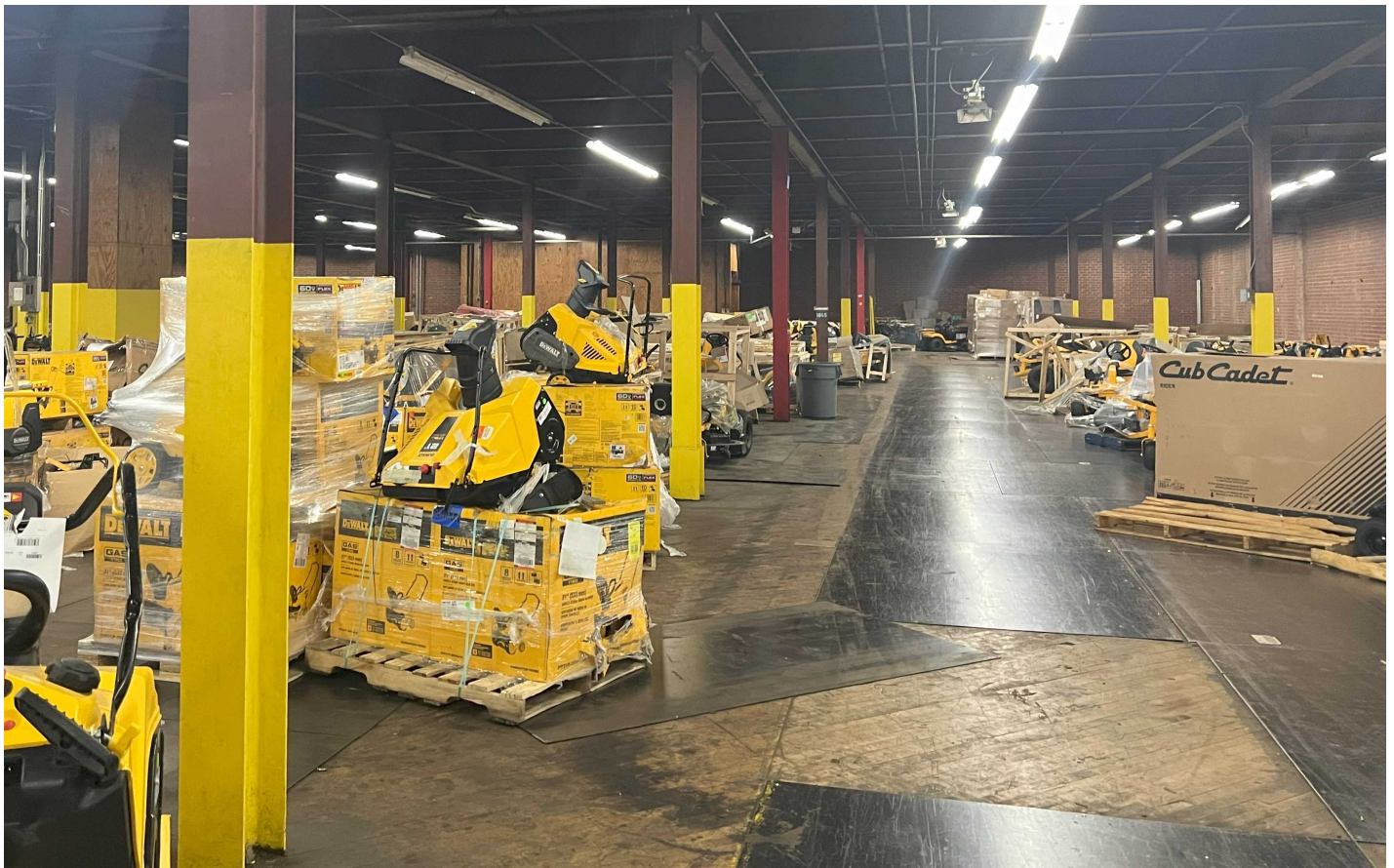
Property Overview

High income potential
Opportunity Zone
Ample power throughout buildings
Asking price \$10.00 SF
Location to Highway 321 and interstates
Large land site
I-2 Zoning
Efficient loading and staging area

Location Overview

Property is located in Lenoir, Caldwell County, NC. Just two blocks off Highway 321 west on Elizabeth Street. Excellent access to I-40, I-70, I-85. It is estimated at 70 miles from Charlotte Douglas International Airport.

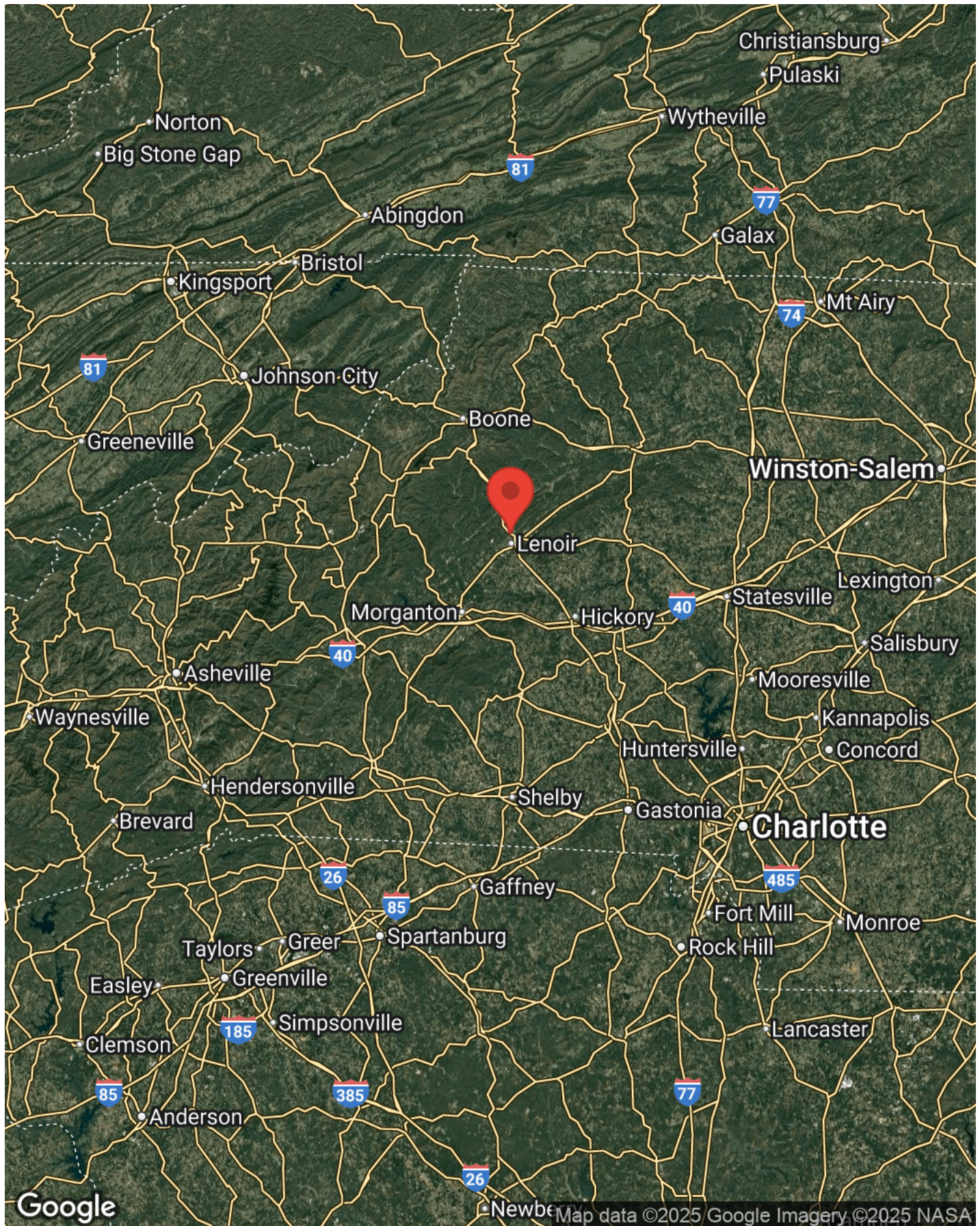
PROPERTY PHOTOS



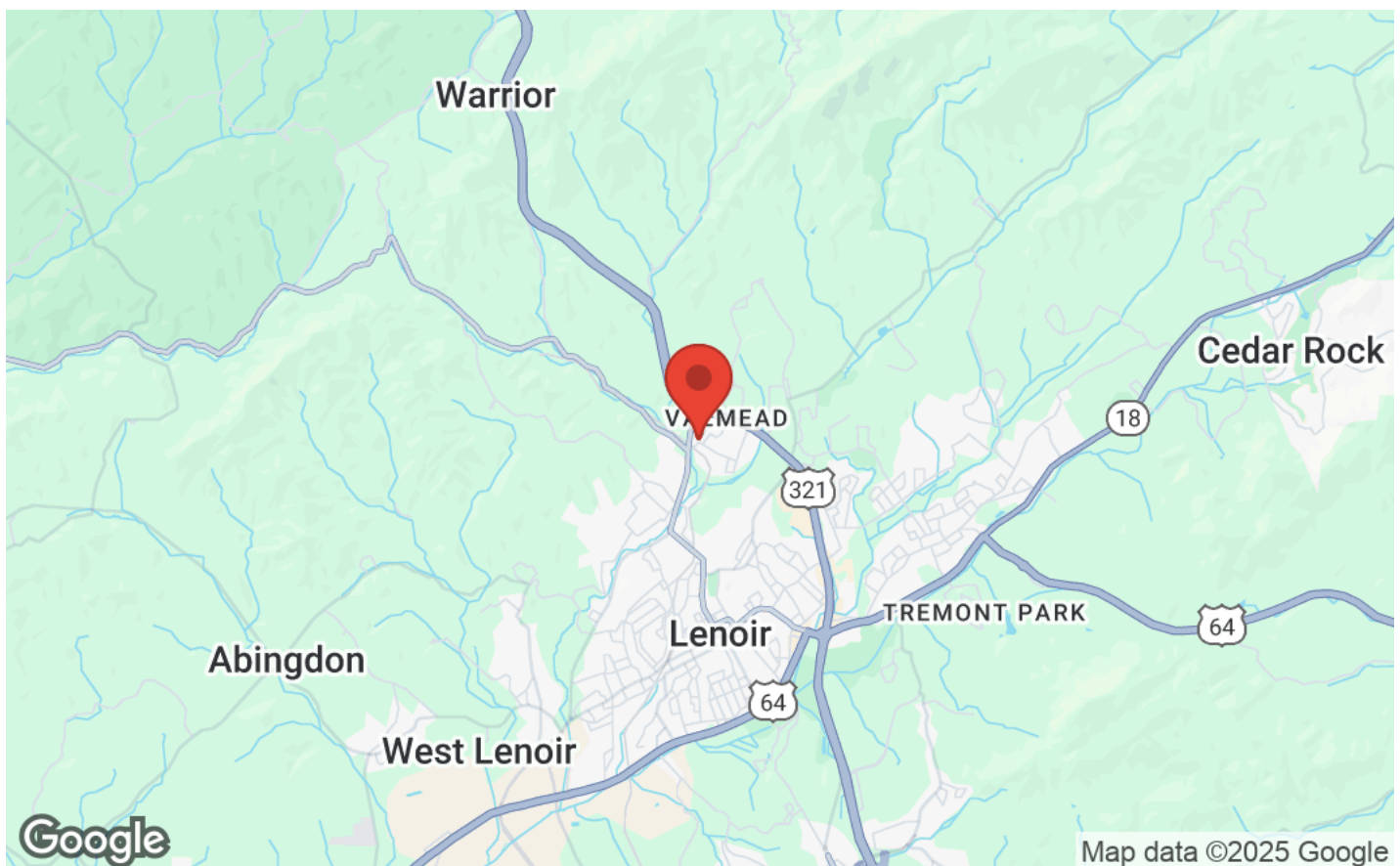
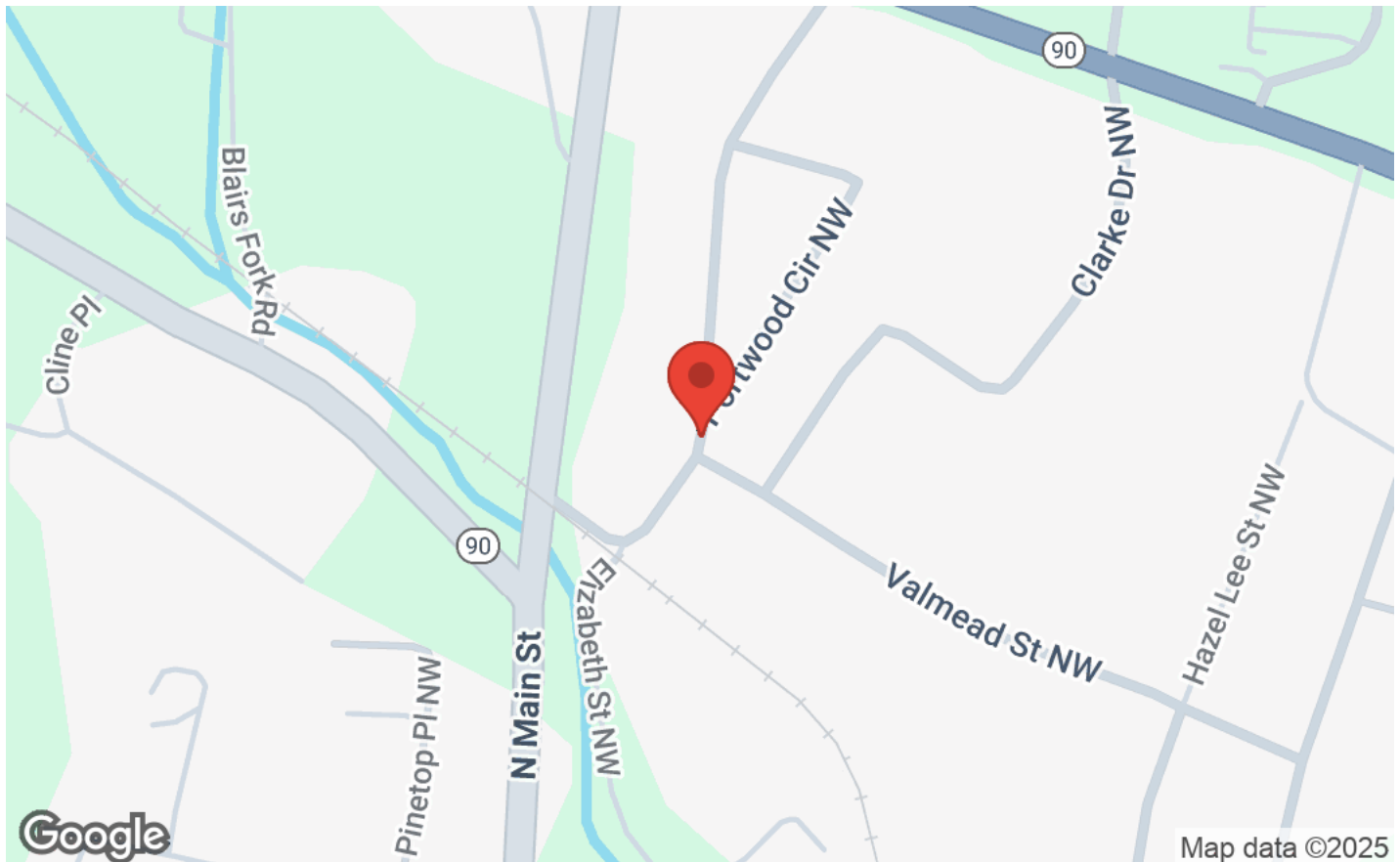
PROPERTY PHOTOS



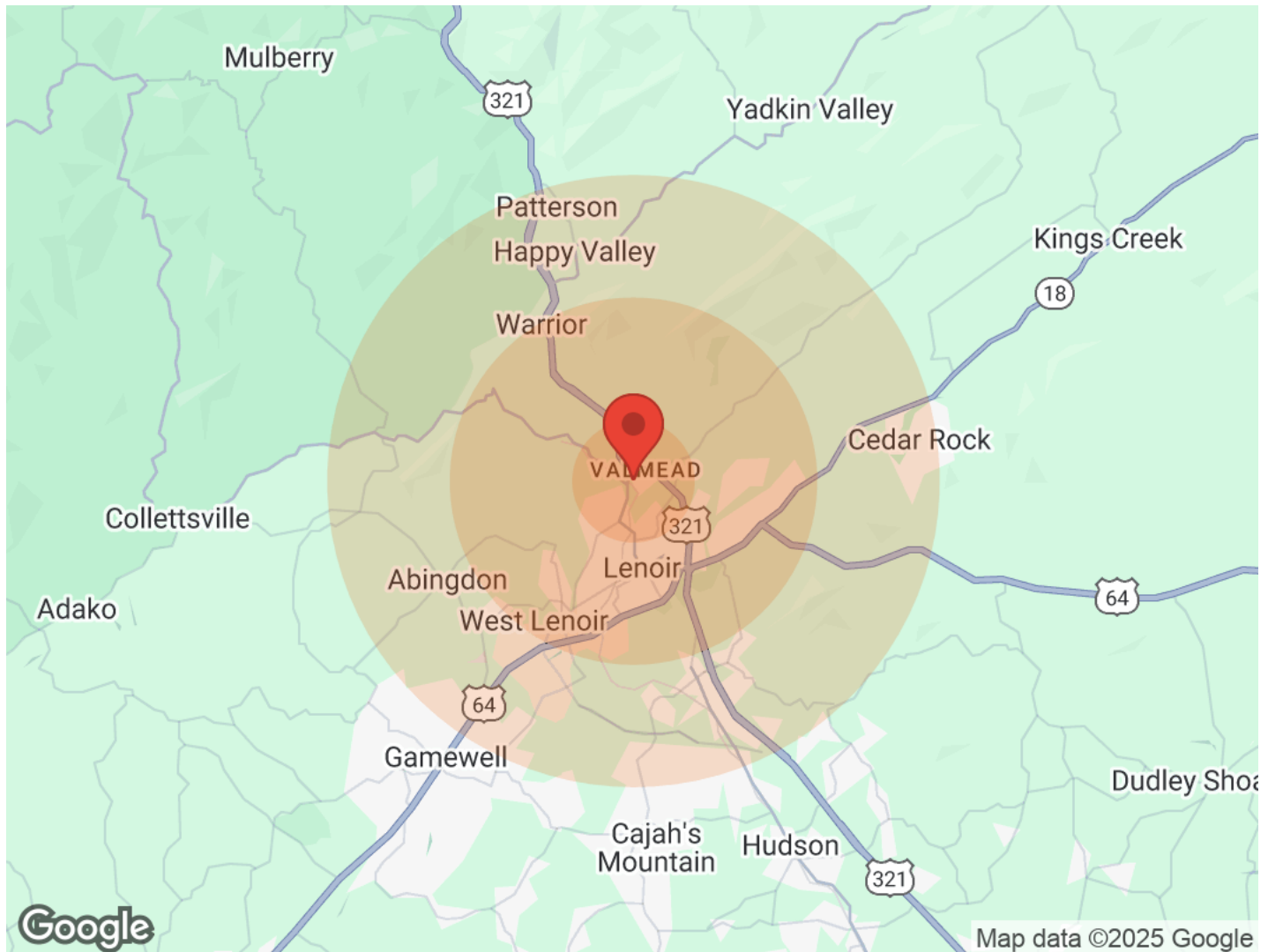
REGIONAL MAP



LOCATION MAPS



DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	500	6,865	12,796	Median	\$31,937	\$27,028	\$27,312
Female	568	7,551	13,421	< \$15,000	81	1,734	2,647
Total Population	1,068	14,416	26,217	\$15,000-\$24,999	39	957	1,913
				\$25,000-\$34,999	170	890	1,745
				\$35,000-\$49,999	39	641	1,296
				\$50,000-\$74,999	52	830	1,731
				\$75,000-\$99,999	39	487	807
				\$100,000-\$149,999	N/A	294	434
				\$150,000-\$199,999	N/A	94	157
				> \$200,000	N/A	68	74
Age	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
Ages 0-14	250	2,771	4,748	Total Units	511	6,755	12,019
Ages 15-24	160	1,941	3,312	Occupied	410	5,968	10,686
Ages 25-54	341	5,065	9,588	Owner Occupied	195	3,688	6,851
Ages 55-64	112	1,779	3,413	Renter Occupied	215	2,280	3,835
Ages 65+	205	2,860	5,156	Vacant	101	787	1,333
Race	1 Mile	3 Miles	5 Miles				
White	505	11,057	21,552				
Black	421	2,151	2,936				
Am In/AK Nat	N/A	22	28				
Hawaiian	N/A	N/A	N/A				
Hispanic	148	1,312	1,910				
Multi-Racial	284	2,338	3,358				