

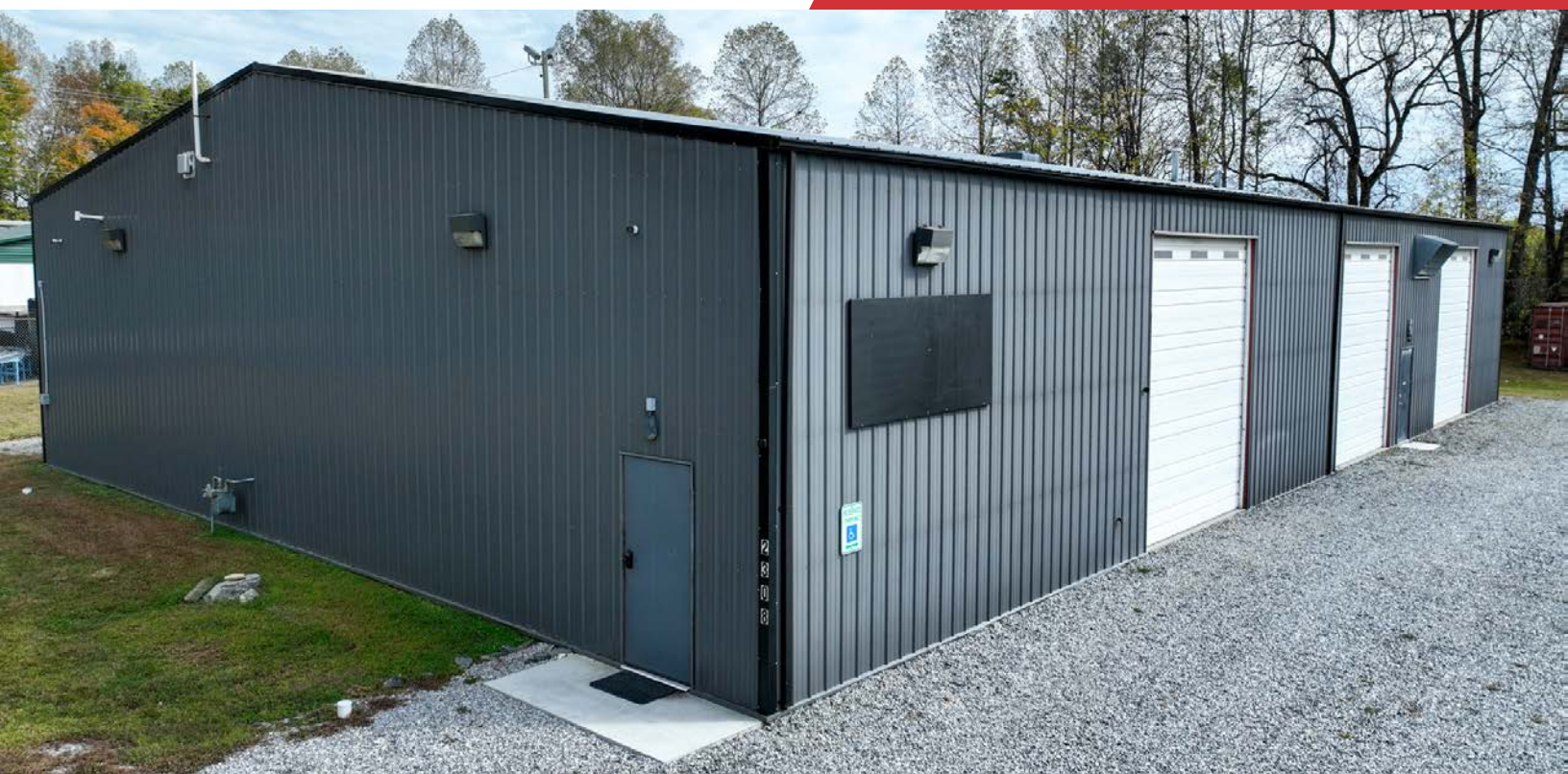
For Lease

2308 Icenhour Ct, Lenoir, NC 28645



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300 Executive Park
Asheville, NC 28801
828 210 3940 tel
naibeverly-hanks.com



2308 Icenhour Ct

Lenoir, North Carolina 28645

Property Highlights

- Clear-span warehouse with sealed concrete floors
- Multiple Drive-in doors
- Convenient access

Property Overview

Well-maintained +/- 6,741 SF freestanding industrial building ideal for light manufacturing, auto-related, or service-trade users. The building features a clear-span layout, four drive-in doors, and a small finished office area. A professional-grade paint spray booth remains in place from the property's prior use as an auto body facility, offering turnkey potential for similar operations or flexible adaptation for other industrial users.

Located just off US-321, the site provides excellent access to Hickory, Morganton, and the broader market. The property's gravel drive and open yard area allow for easy truck circulation, parking, and limited outdoor storage.

Offering Summary

Lease Rate:	\$9.00 SF/yr (NNN)
Building Size:	+/- 6,741 SF
Available SF:	+/- 6,741 SF
Lot Size:	49,085 SF
Zoning	I-1

Demographics 0.3 Miles 0.5 Miles 1 Mile

Total Households	46	140	556
Total Population	116	351	1,386
Average HH Income	\$58,054	\$58,799	\$56,549

For More Information

Chris Mansfield

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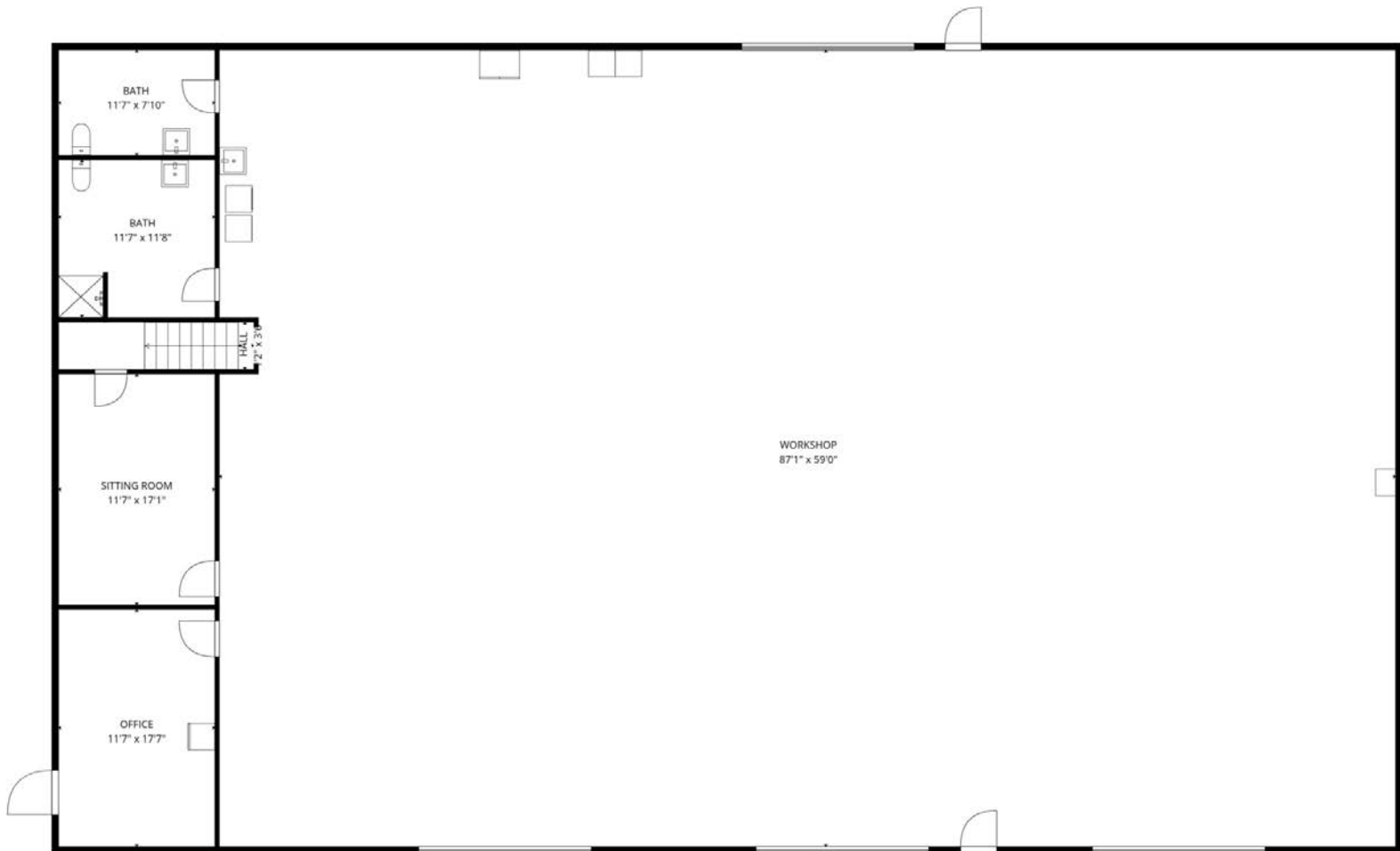
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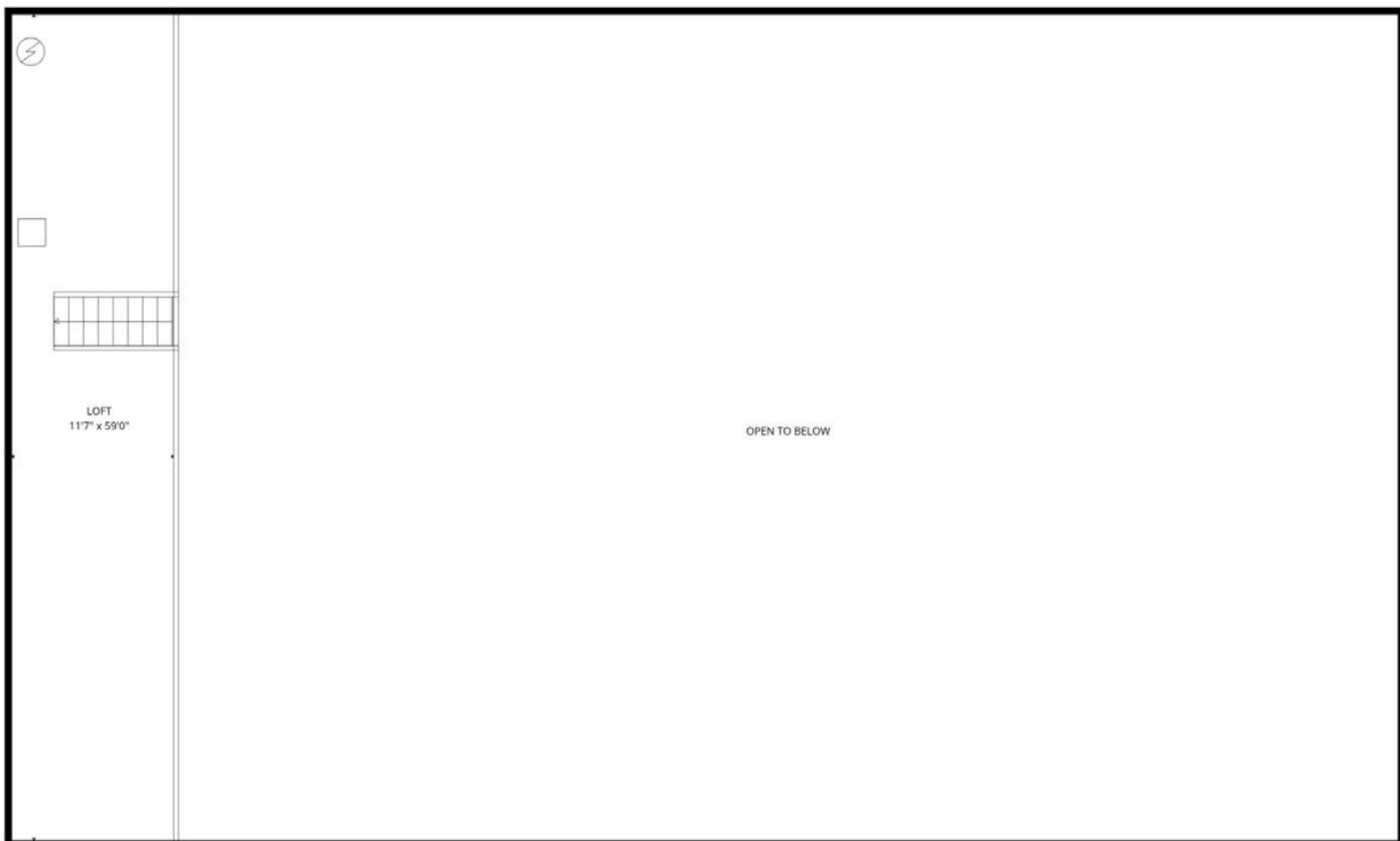
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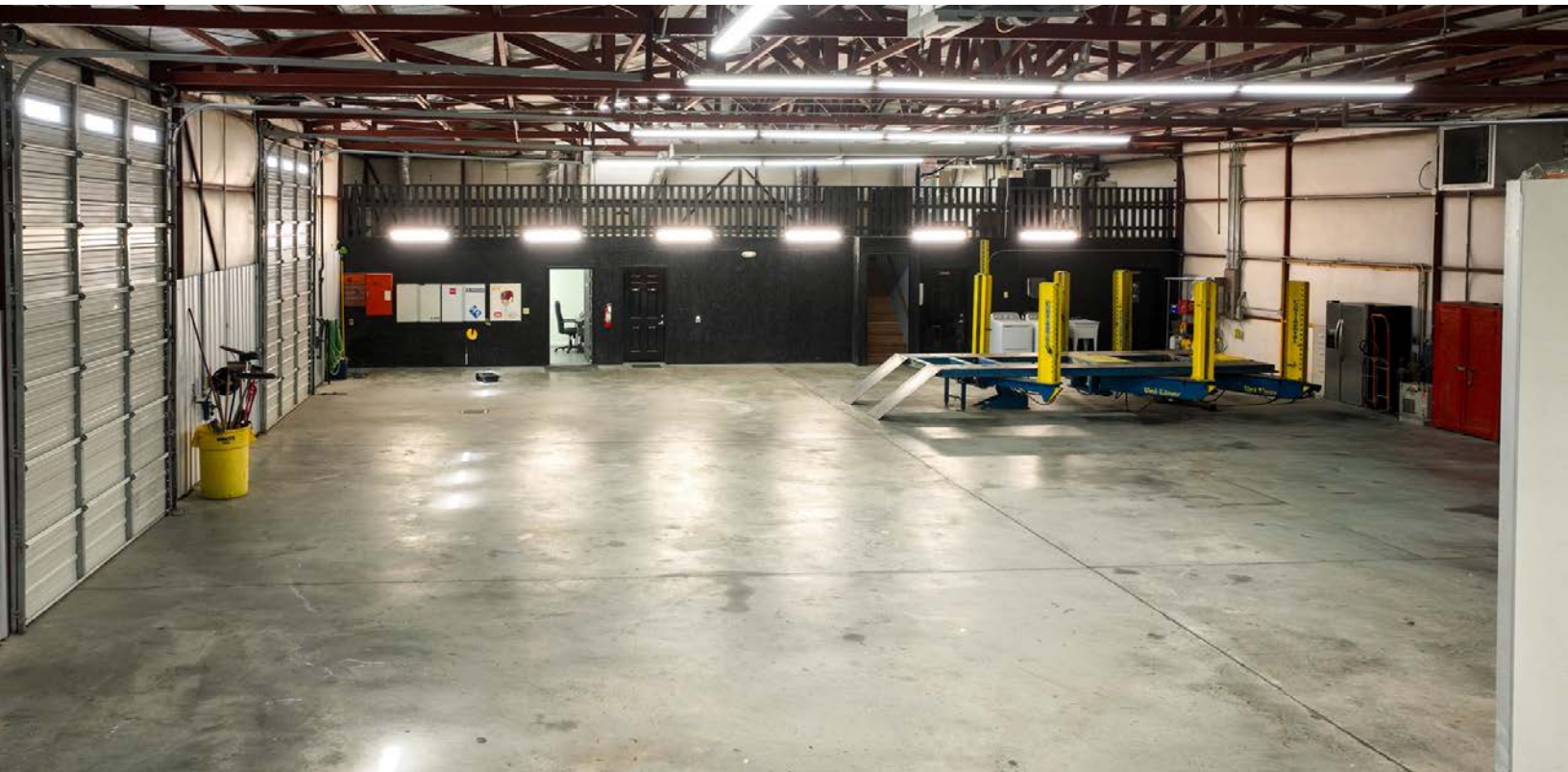
Total: 6741 sq. ft

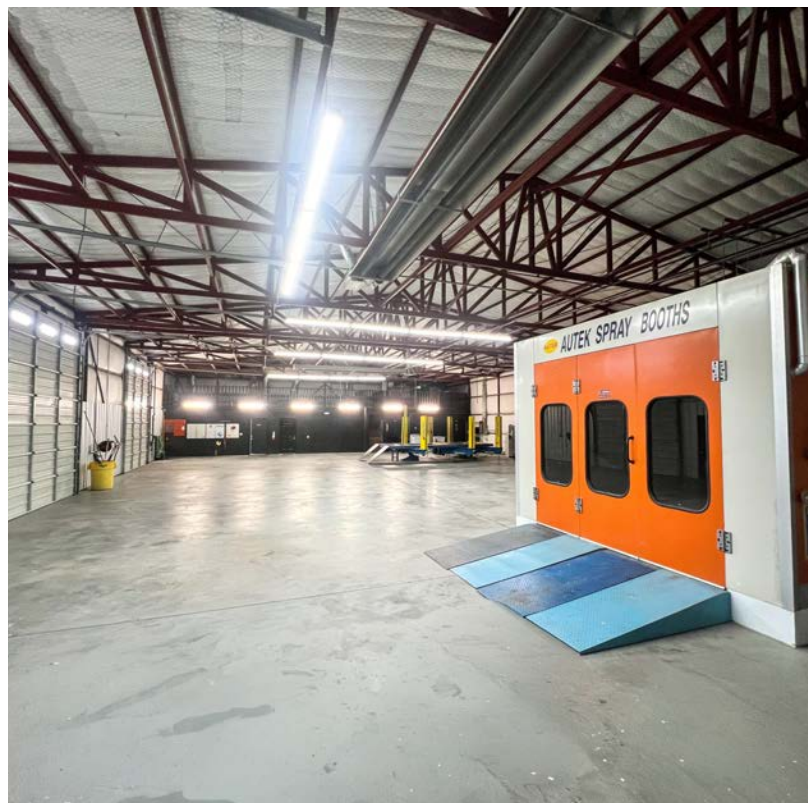
FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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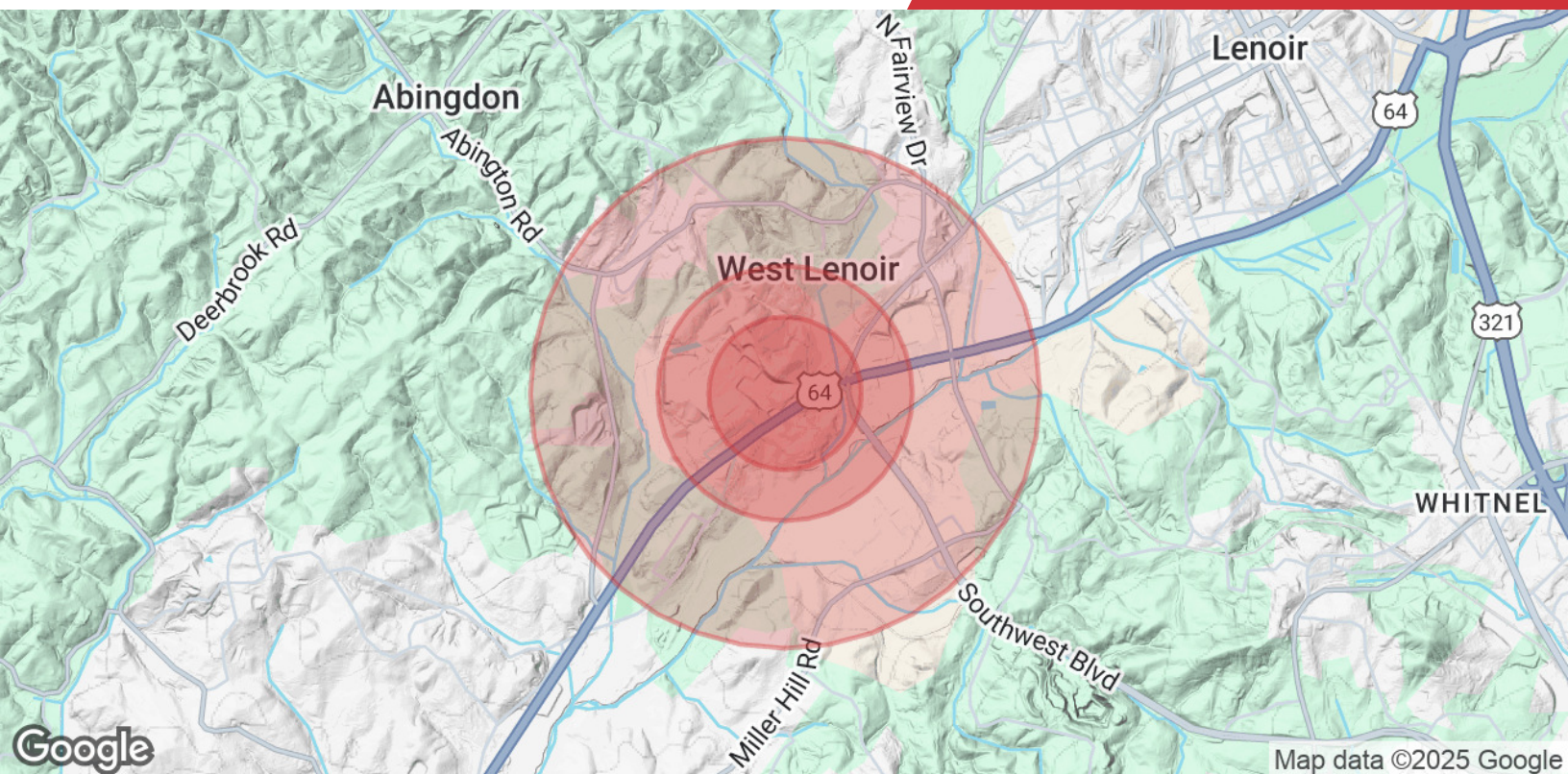
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Population

	0.3 Miles	0.5 Miles	1 Mile
Total Population	116	351	1,386
Average Age	44	44	43
Average Age (Male)	43	43	43
Average Age (Female)	44	44	44

Households & Income

	0.3 Miles	0.5 Miles	1 Mile
Total Households	46	140	556
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$58,054	\$58,799	\$56,549
Average House Value	\$160,226	\$162,504	\$160,877

Demographics data derived from AlphaMap



Chris Mansfield

Commercial Broker

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NC #340236

Professional Background

Christopher Mansfield brings to the table his award-winning background in architectural design and development to every commercial brokerage transaction he participates in. He completed his Bachelor's degree in Architectural Technology at Alfred State College, and later pursued and received an accredited Masters of Architecture degree at The University of Massachusetts, Amherst. During his time in Massachusetts, he was awarded a joint AIA / WMAIA scholarship for his award-winning infill development design. Upon graduation, he was also awarded the AIA Henry Adams Certificate of Merit for excellence in the study of architecture.

Prior to embarking on his commercial brokerage career, Christopher actively practiced as a licensed architect in a real estate development setting, with a heavy focus on commercial projects. This experience in architect-driven development allowed him to master high level real estate skills in detailed proforma development, site analysis, zoning analysis, property acquisitions, entitlements, architectural site plan development, bidding and negotiating, and state of the art project presentation and marketing. During his time in practice, Christopher served his community as architectural review consultant for the City of Poughkeepsie Planning Board. In 2019 he was a recipient of the prestigious Dutchess County Chamber of Commerce - 40 under 40 Movers and Shakers award.

In more recent years, Christopher has actively applied his invaluable architecture and development background in daily practice as a distinguished, professionally trained, commercial broker. He has worked with numerous clients, in a variety of capacities, on a wide array of asset types including land development, industrial, multi family, retail, and office use. He has also invested in and holds commercial real estate personally, serving as managing member of his mixed use commercial portfolio. Christopher believes personal commercial real estate ownership gives him the distinguished ability to deeply understand the unique challenges both property owners and tenants face both during, and long after, a transaction is completed. His experience both personally and professionally allows him to intelligently navigate the challenges and drive every transaction towards long term success.

In his spare time Christopher currently exercises his design and development skills doing social change development projects internationally. He currently sits on the Board of Directors of the Honduras Hope Mission non-profit, and led the site selection, design, and development of the mission's new community center, which completed construction in 2022. The community centers design has been showcased by the AIA It takes Community, 2017, Greenbuild 2017, and the United Nations Habitat III. When he's not working, Christopher enjoys spending time with his wife, playing frisbee with his Sheepdog Pancho, and riding his motorcycle through the mountains.

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