

840 COMPLEX STREET SW
LENOIR, NC

AVAILABLE FOR SALE AND LEASE
INDUSTRIAL PROPERTY

492,000 SF
25.78 Acres

PROPERTY SPECS

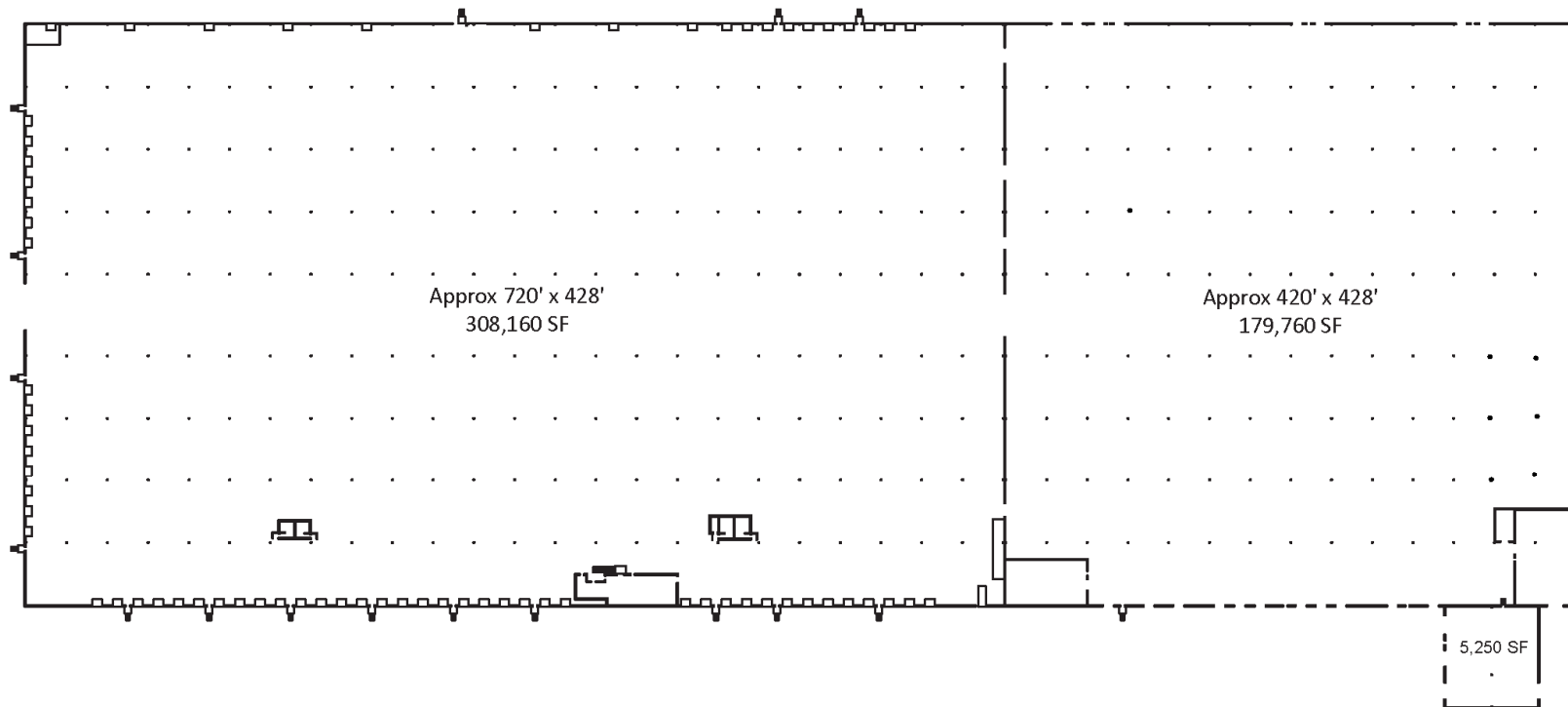
SIZE:	Approximately 492,000 sq.ft.	COLUMN SPACING:	Primarily 46' x 30' with one center bay that is 60' x 30'
GROUND:	Approximately 25.78 acres	CEILING HEIGHT:	Approximately 20' clear
NUMBER OF BUILDINGS:	One modern, single-story industrial facility	WATER:	Supplied by City of Lenoir 10" main; 2" line
DIMENSIONS:	Approximately 428' wide x 720' long in the area west of the interior fire wall Approximately 428' wide x 420' long in the area east of the fire wall	SEWER:	Supplied by City of Lenoir 10" main; 2" line
DATES OF CONSTRUCTION:	Approximately 1970 Substantially renovated 2021-2022	GAS:	Supplied by Piedmont Gas 2" line
CONDITION OF PROPERTY:	Excellent	POWER:	Supplied by Duke Energy 1,600 AMPS 480 V 3 phase 4 wire switchgear Onsite substation with one large pad mounted transformer fed by a 44 kV line
CONSTRUCTION:	Floor: Reinforced concrete Walls: Brick on block Roof: Un-ballasted membrane – replaced in 2021- 2022 with new deck as needed Columns: Steel	LIGHTING:	T8
		HEAT:	Natural gas radiant units
		AIR CONDITIONING:	Office areas heated and cooled by package units Warehouse ventilated by twelve roof mounted exhaust fans

PROPERTY SPECS

SPRINKLER:	ESFR sprinkler installed in 2021-2022
OFFICE:	Two story office and break room area in larger section
RESTROOMS:	Three separate bathroom units inside warehouse each with: Women: 2 Toilets, 2 Sinks Men: 2 Urinals, 2 Toilets, 2 Sinks
TRUCK LOADING:	Ninety 8' x 9' manual dock high doors with seals, hydraulic levelers and lights - all covered Eight 10' x 10' dock high doors with no levelers or seals - two are covered Four 12' x 16' manual overhead drive-in doors serve the maintenance area on the south side of the facility One 18' x 32' electric metal roll up drive-in door on the north wall

PARKING:	Paved and marked for approx. 100+ vehicles
FORMER USE:	Warehousing / Distribution
ZONING:	I-2 Heavy Industrial
TAXES:	<u>Parcel #: 2738877354 and 2738866529</u> <u>2021 Assessed Value (next assessment 2025)</u> Building/Improvements: \$5,910,000 Land: \$ 494,500 Total: \$6,404,500 2024 Caldwell County tax rate: \$0.63/\$100 2024 Lenoir City tax rate: \$0.5785/\$100
TRANSPORTATION:	Complex is adjacent to the Lenoir southern Loop, approx. 17 miles north of I-40
MISCELLANEOUS:	Attached former truck maintenance area and repair shop in the southeast corner of the building served by a drive-in door Fire and Burglar alarm Card access systems

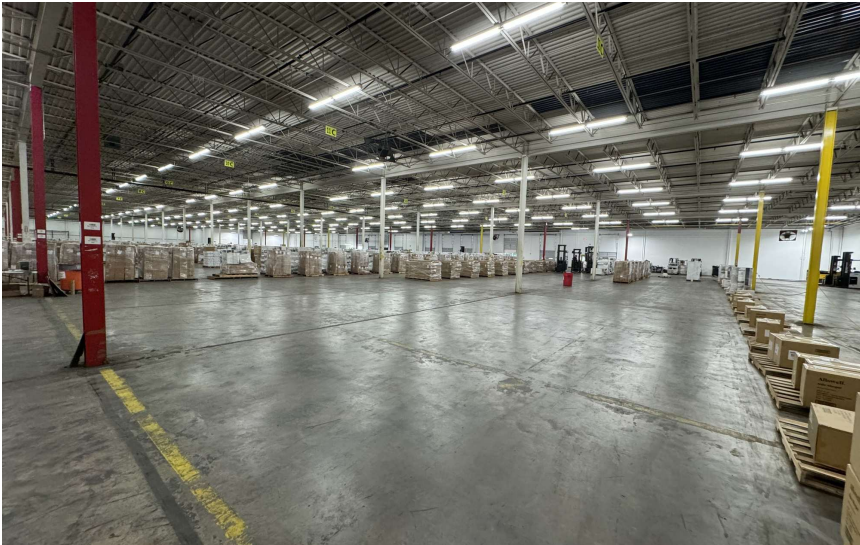
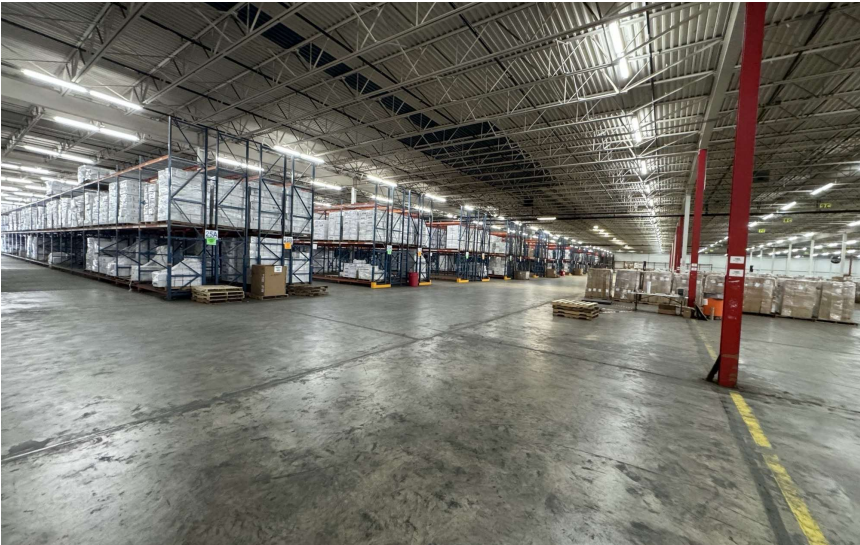
FLOOR PLAN



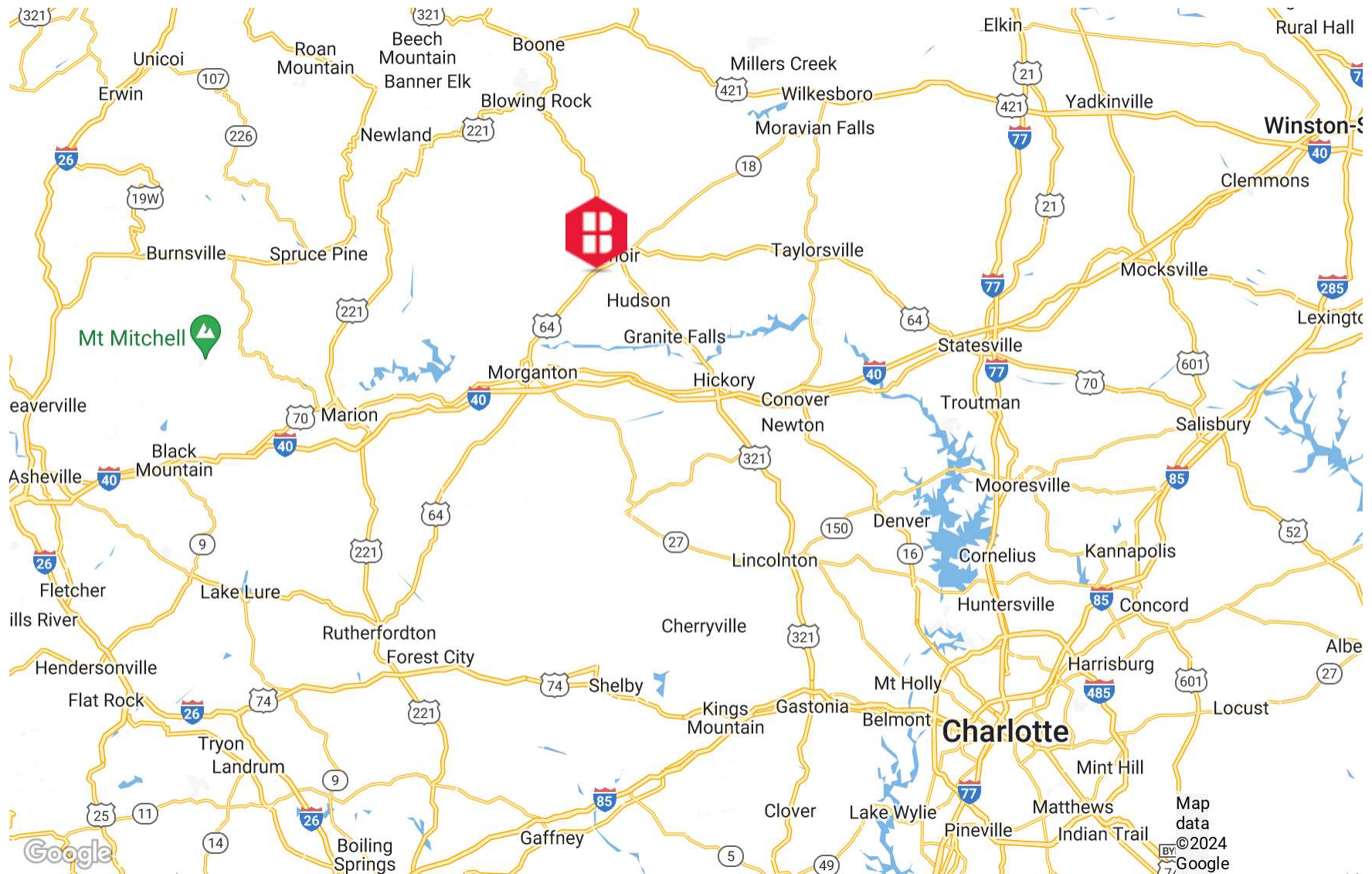
EXTERIOR PHOTOS



INTERIOR PHOTOS



AREA MAP



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