



Opportunity

- 76,000 Total sf on 6.724 acres
- 40,000 sf Available
- 36,000 sf Leased

Two metal buildings +/-40,000 sf and +/-36,000 sf with enclosed breezeway connector. 40k sf has 20' ceiling center, 8 new dock doors with new levelers/seals, plus 1 ramped drive-in and 2 large ground-level doors.

36k sf has 17' ceiling center, 3 dock doors with new levelers/seals, plus ground-level door and AC, and is now fully leased to AppState for 5 years.

Ideal for Wholesale, warehouse/distribution and/or manufacturing.

1439 Blowing Rock Blvd
Lenoir, NC
(Caldwell County)



Robert Dunn | 828-443-5954
Randy Stump | 704-589-5529
John Stump | 704-231-3110

The Stump Corporation | office 704-332-3535
831 East Morehead Street, Suite 440 | Charlotte, NC 28202



1439 Blowing Rock Blvd
Lenoir, NC



Highlights:

Building Size	76,000
Acreage	6.724
Office Space	TBD
Ceiling Height	20'-16' and 17'-14'
Truck Doors	8 dock-high; 2 drive-in
Dimensions	200' x 200' and 150' x 240'
Bay Spacing	50' x 25'
Parking	50" paved
Zoning	B2 General Business
Date Available	Immediately
Last Use	Wholesale and Mfg Building Materials
Selling Price	\$4,980,000
Lease Rate	Negotiable
Age	1984

Condition	Good to Excellent
Walls	Insulated Metal
Floors	Concrete
Roof	Metal
Water	City of Lenoir
Sewer	City of Lenoir
Electric	Duke Energy 2@800 Amps, 1@1,200 Amps, 1@400 Amps 480/208/120V 3p4W
Gas	PNG
Heat	Gas Forced Air
Sprinkler	100% wet
Lighting	New Motion LEDs
A/C	TBD



STUMP

Robert J. Dunn | 828-443-5954
Randy Stump | 704-589-5529
John Stump | 704-231-3110

The Stump Corporation | office 704-332-3535
831 East Morehead Street, Suite 440 | Charlotte, NC 28202

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.