



## 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.

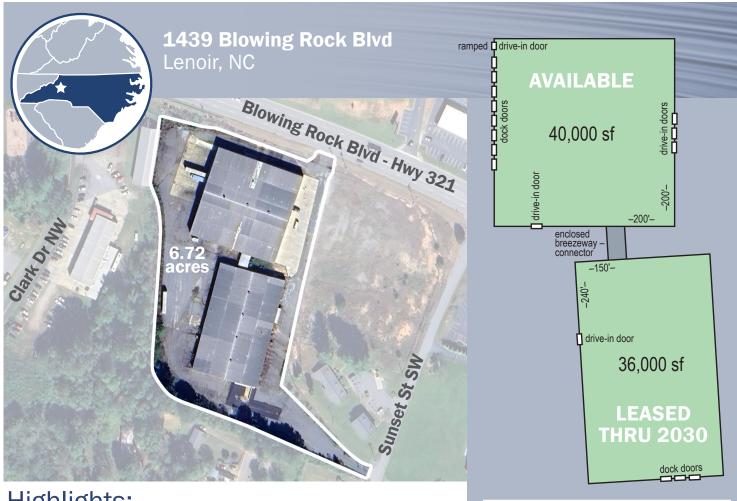
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The Stump Corporation | office 704-332-3535 831 East Morehead Street, Suite 440 | Charlotte, NC 28202

## 1439 Blowing Rock Blvd Lenoir, NC (Caldwell County)







## Highlights:

<b>Building Size</b>	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







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