



\$629,900
LEASE FOR
\$4,500/MO

724 HARRISBURG DR SW LENOIR, NC

Exciting Opportunity Alert! Discover this fantastic commercial building strategically situated at the entrance to Google and just off Morganton Blvd. Boasting air conditioning in over half of the space and impressive high ceilings ranging from 12 to 16 feet in the remaining warehouse area, this property is brimming with potential. Take advantage of this prime location and versatile space to elevate your business to new heights!

PROPERTY HIGHLIGHTS & PHOTOS



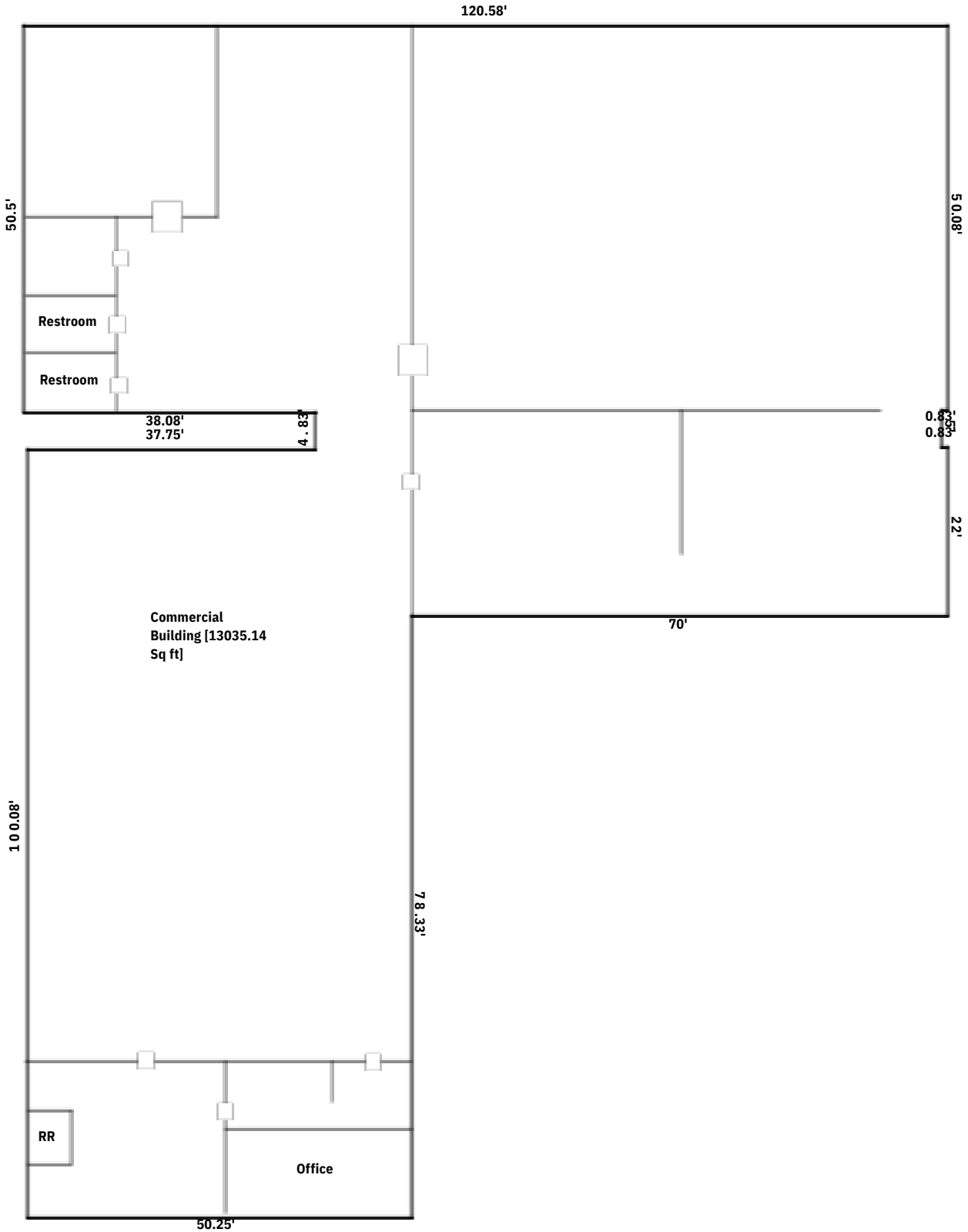
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BOYD & HASSELL
BHIC
INDUSTRIAL & COMMERCIAL PROPERTIES, INC.



TOTAL Sketch by a la mode

Area Calculations Summary

Living Area	Calculation Details
Commercial Building	$50.5 \times 38.08 = 1923.04$ $50.25 \times 78.33 = 3936.08$ $82.5 \times 50.08 = 4131.6$ $21.75 \times 37.75 = 821.06$ $27 \times 81.67 = 2205.09$ $22 \times 0.83 = 18.26$

Total Living Area (Rounded):

13035 Sq ft

AERIAL & PROPERTY HIGHLIGHTS



**12-16' CLEAR
CEILINGS**

3 RESTROOMS

**PAVED/GRAVEL
PARKING LOT**

1,000 SF OFFICE

**12,035 SF
WAREHOUSE**

6 DOCK DOORS