

## **Building Description**

These are the remainder buildings from the previous Henredon Furniture plant in Morganton, NC. The balance of the property was developed into the new Morganton Heights Shopping Center which contains, WalMart, Belk, Dick's, Staples, TJ Maxx and many other stores. Located along the five lane bypass which is accessible from a number of I-40 exits this site has potential for retail, industrial and conceivable multi-family development. The Brick building is 3 stories with approximately 30,000 sq'ft' per floor. The 2 story white tilt-up concrete and metal building has nearly 60,000 on each floor. The upper floor is unusable due to metal deterioration due to a sound insulating material which was applied and held moisture causing extensive rust and delamination. The lower floor should be salvageable with proper engineering work as parking or some other use. The entire site is over 18 acres with a new paved entrance road.