



Coordinates: 35.432727, -81.269980

Overview

The Troxler site is located inside the Indian Creek Industrial Park. This property is +/- 30 acres, but combined, the adjoining property adds together approximately 61.56 acres ready for development. The Indian Creek Industrial Park is a 270-acre master planned manufacturing & distribution park. The Troxler site is within 2 miles of US 321 Inter-Connector, a four-lane divide, interstate quality highway.

Location

- 2 miles to HWY 321
- 13 miles to I-85
- 17 miles to I-485
- 24 miles to I-40
- 28 miles to US I-77
- 31 miles north of the Charlotte-Douglas International Airport (646 departures daily)
- 33 miles north of the uptown Charlotte

For Sale: \$18,500 per acre

Parcels may be divided to fit client requirements

Property Specifications

- +/- 30 acres
- Additional 61.56 available
- Zoned I-G
- Incentives available to qualifying industries

Infrastructure in Place

- Water: Lincoln County Water Main
- Sewer: City of Lincolnton Sewer Main
- Electric: Rutherford Electric (REA) Dedicated three-phase circuit
- Natural Gas: Piedmont Natural Gas
- Data & Telecom: (Coax & Fiber) Charter Communications and AT&T Communications

Contact	Kara Brown	Phone: (704) 732-1511 Ext. 3
Information:	Business Development Manager	Email Address: Kara@lincolneda.org
	502 East Main Street	Website: www.lincolneda.org
	Lincolnton, NC 28092	