

Celadon Industrial Park
Warehouse or Manufacturing Space Available



Up to 74,000 sq. ft. Currently Available



Utilities

Water	Lincoln County
Waste Water	Lincoln County On-site waste water pretreatment
Electrical	Duke Energy Dedicated three phase circuit
Natural Gas	Piedmont Natural Gas
Data/Network	Spectrum Communications and/or AT&T Business Services

Lease: \$2.50 - 2.75 per sq. ft.

For Sale: Parcels available for facilities up to 110,000 sq. ft.

Distance to Highways and Interstates

This facility is conveniently located 1.5 miles from U.S. Highway 321

Interstate 40	20 Miles
Interstate 77	25 Miles
Interstate 85	17 Miles

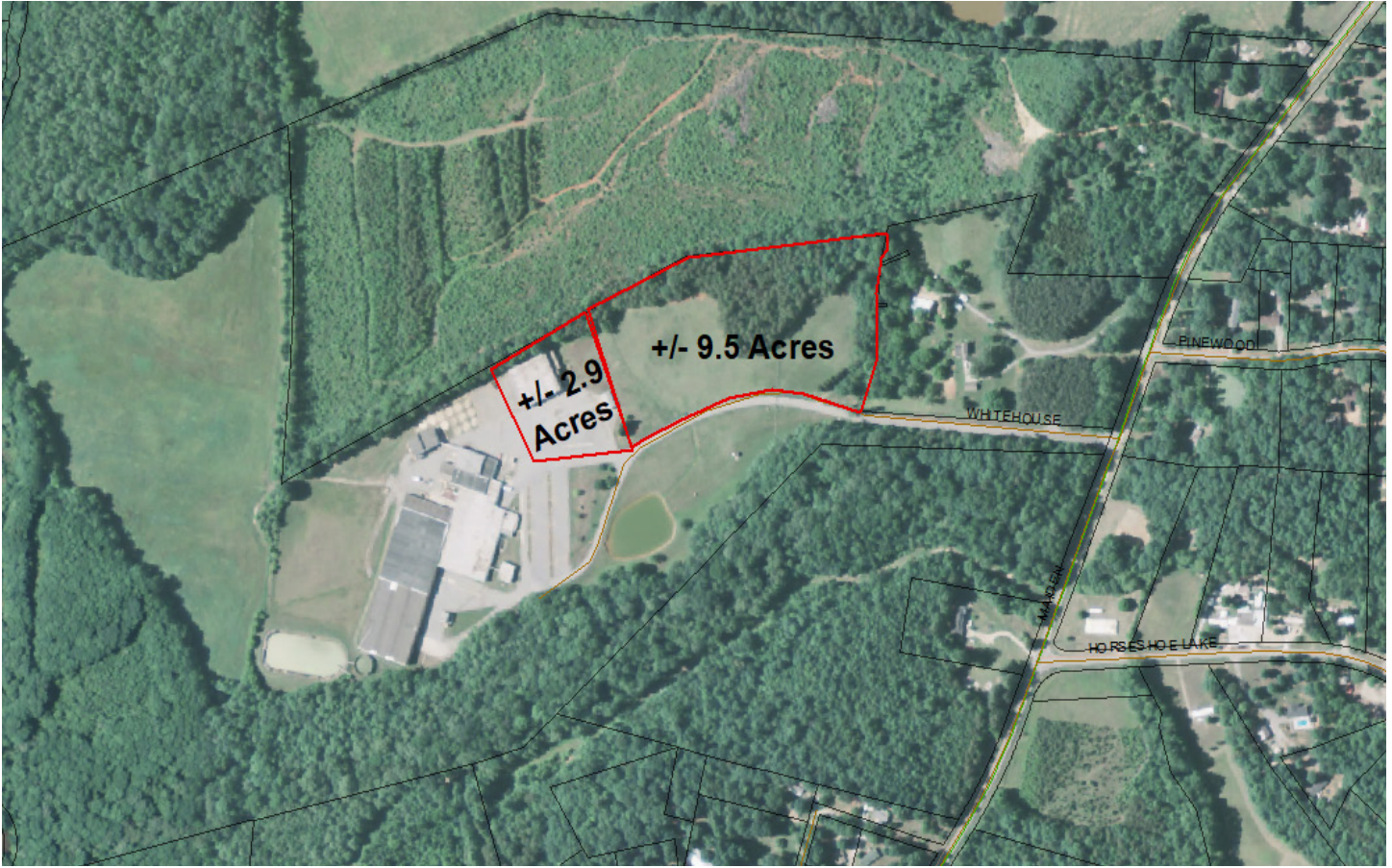
Warehouse Space Specifications

- 37,000 sq. ft.—19'3" ceiling height clearance and 3 dock doors (upper warehouse). Column Spacing 32'
- 37,000 sq. ft.—19'3" ceiling height clearance and 4 dock doors (lower warehouse). Column Spacing 32'
- Ventilation: Roof and/or Wall

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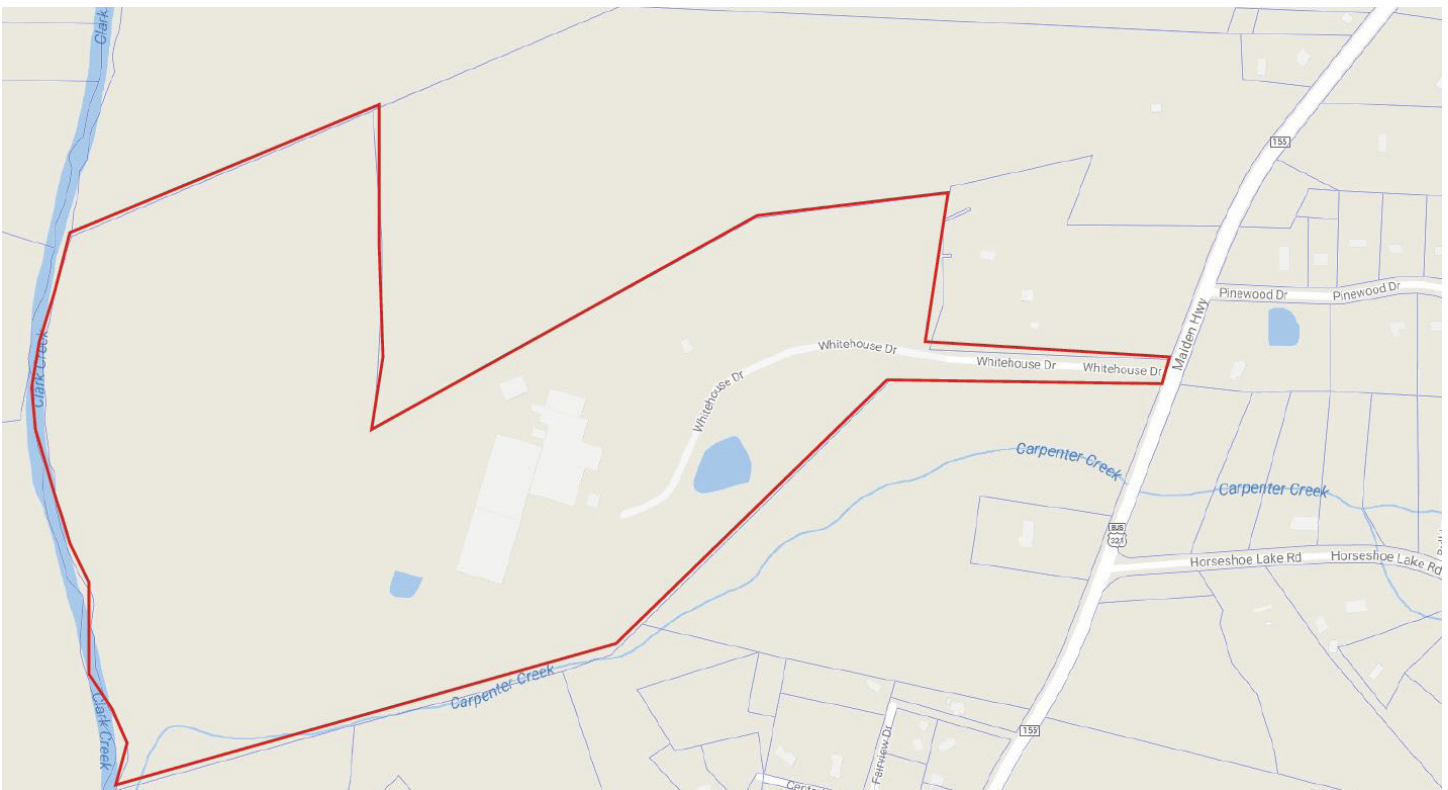
Parcels Available, Conceptual



2 sites available for new construction:

Parcel A) 2.9 acres: Has 17,000 sq. ft. building on parcel

Parcel B) 9.5 acres can accommodate up to: 110,000 sq. ft. building





Airport Services

The Property is within 35 minutes of the Charlotte Douglas International Airport (CLT). Less than 10 miles is the Lincolnton-Lincoln County Airport, which serves as a reliever airport for Charlotte Douglas International Airport.

Fire Protection

The White House Processing Plant has a ISO fire rating is 5. The 321 North VFD, Lincolnton Fire Department and Boger City Fire Department.

