

+/- 40,000 Sq. Ft.
available



Lower Level Only

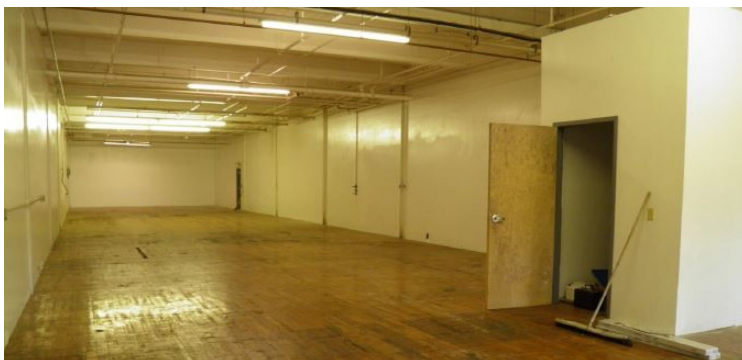


Located in the City of Lincolnton, this facility has great potential to serve manufacturing, production/assembly, warehousing and distribution. Former use warehouse and distribution Located on 20.483 Acres of Land

Utilities:

- City Water
- City Sewer
- City Power
- Natural Gas
- Telephone and Internet Service Available

For Lease: 4.50 sf./yr. (NNN)
4,000 to 8,000 sq. ft.



Entrepreneur Specialist
Rhonda Hunter
T 704.732.1511
F 704.736.8451
Rhonda@lincolneda.org

Lincoln Economic Development
Association (LEDA) Websites
www.lincolneda.org

Specifications

- Zoned (GMC)
- Brick and Steel Construction
- Floor Slab: 5"
- 40' X40' Column Spacing
- White TPO
- Sprinkler System
- 15' Ceiling Height
- 1 (10' X 10' approx.) Dock Doors
- Truck Court: concrete apron Asphalt Paving
- Trailer Storage
- Paved Parking for 65 vehicles
- 3 Phase Power/440 Power

Highways and Interstates:

- HWY 321 8 Miles
- I-40 25 Miles
- I-85 21 Miles
- I-77 41 Miles

Airports & Intermodal Facilities

- Charlotte-Douglas International Airport 35 Miles
- Charlotte Intermodal Facility 37 Miles