



**Overview**

Coordinates: 35.443989, -81.002306  
35°26'38.4"N 81°00'08.3"W

The Plainsman Facility is located in Lincoln County, NC., located on South Little Egypt Road between Highway 16 and Highway 16 Business.

- Built in 2009
- Concrete Foundation 5" thick
- Metal Roof
- Industrial Heat (Gas) and Air (Office)
- 2.92 Acres
- 26,374 Square Feet Total
  - 5,311 sq. ft. Brick Area (Office)
  - 21,063 sq. ft. Metal Warehouse-Addition, Approx 2012
- Drive in and Dock High Doors
  - 2 Drive In Doors 8' X 10'
  - 2 Dock High Doors 12' X 12'
- Asphalt and Concrete Paving, 32 Parking Spaces, 2 Truck Parking Spaces
- Construction Brick and Metal
- Two, 2 ton Cranes
- Zoned Industrial (IG/GM)
- Is Not Located in a 100 Year Flood Plain
- Phase 1, Geo-Tech Available Upon Request

Contact Information:

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

**For Lease: \$8.75 Sq. Ft.**

**Distances to Interstates and Highways**

Plainsman Facility has direct access to HWY 16 Business, 0.2 miles from South Little Egypt Road

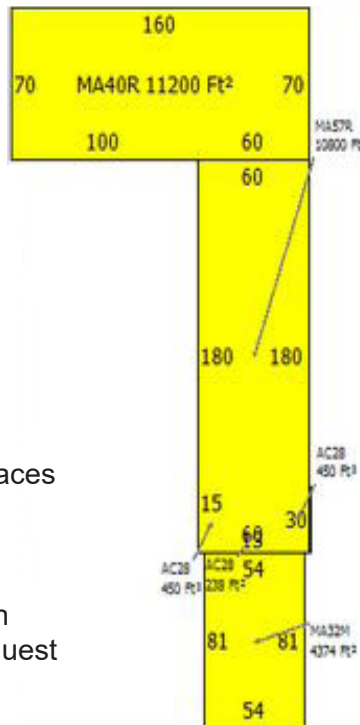
- 1.5 miles to HWY 16
- 9.0 miles to I-77
- 10.1 miles to I-485
- 15.3 miles to HWY 321
- 15.4 miles to I-85
- 25.3 miles to I-40

19.4 miles to the Charlotte-Douglas International Airport (705 departures daily)

21.1 miles to the Charlotte Intermodal Facility at the Charlotte Douglas International Airport

19.5 miles to uptown Charlotte

- Incentives Available for Qualifying Industries



**Utilities**

- Well Water
- Sewer
- Electrical
- Natural Gas
- Telephone Service (Fiber or Coax)
- Cable and Internet (Fiber or Coax)

# Furniture and Equipment Available for Lease

Various furniture items are available from the property owner that can be supplied to outfit areas of the facility if desired. Also, warehouse house racking components and two 2-ton Grobel Bridge Cranes are available if required for business needs. Other items such as an Avaya IP Office v2 Phone System are available and can be included. Depending upon needs, all items mentioned can be contracted for lease.

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## Available Furniture

<u>ITEM</u>	<u>AMOUNT</u>	<u>ITEM</u>	<u>AMOUNT</u>
Desks	13	<b>Reception</b>	
Desk/Hutch Combo	1	Desk	1
File Cabinets Single	15	Chairs	2
File Cabinets Double	5	Buffet Table	1
Office Chairs	30	<b>Storage</b>	
Chairs	26	Large Cabinet	1
Bookcase File Combo	5	Shelves	2
Bookcase	4	Desk	
<b>Conference Room 1</b>			1
Tables	2	<b>Printer Area</b>	
White Board	1	Desk	1
Side Table	1	Table	1
Projector	1	Bookcase	1
<b>Conference Room 2</b>		Break Room	
Tables	3	Table	1
Round Table	1		
Small Folding Table	1		
White Board	1		
Desk	1		



