

## Opportunity Zone

# 288 Whitehouse Drive Lincolnton, NC 28092

## Clearwater Industrial Park

### Warehouse or Manufacturing Space Available



Up to 74,000 sq. ft. Currently Available

35.516021, -81.243486



### Utilities

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

Lease: \$2.50 - \$3.00 per sq. ft.

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

### Distance to Highways and Interstates

This facility on Whitehouse Drive is conveniently located off of U.S. Highway 321.

Highway 321	1.5 miles	35.3 miles to the Charlotte-Douglas International Airport (705 departures daily)
Interstate 85	17 Miles	
Highway 16	18.2 miles	36.9 miles to the Charlotte Intermodal Facility at the Charlotte Douglas International Airport
Interstate 40	20 Miles	
Interstate 77	25 Miles	
Interstate 485	32.5 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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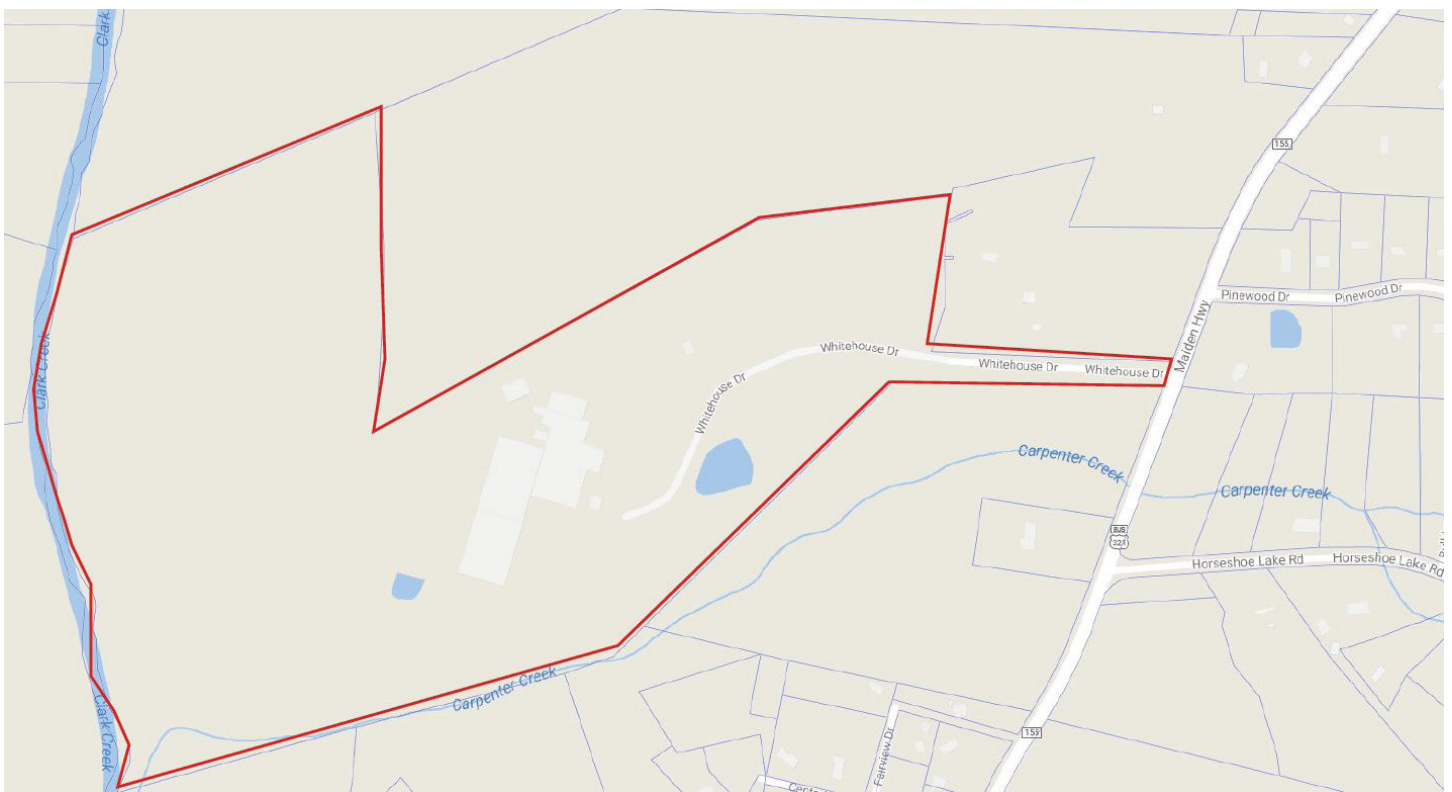
# Parcels Available, Conceptual



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.

