



Building Specifications

- Warehouse/Manufacturing
- 80,000 Sq. Ft.
- Office Area/Mfg.
- 11.05 Acres
- A/C-80% of the facility
- Lot is capable for expansion, up to 200,000 sq. ft. total

Infrastructure in Place

Water:	Lincoln County 12" Water Main
Sewer:	City of Lincolnton 8" Sewer Main
Electric:	Rutherford Electric
Natural Gas:	Piedmont Natural Gas 60 PSI 4" line
Data & Telecom:	Charter Communications and (Coax & Fiber) AT&T Communications

Floor:	Concrete Slab
Walls:	Brick/Metal
Roof:	Rubber/Metal
Fire Protection:	100% Wet
Ceiling Height:	13, 19
Bay Spacing:	50' X30'
Loading:	(7) Dock High, (1) Drive-In Door
Lighting:	Fluorescent
Parking:	100 Paved Parking Spaces

Location

Indian Creek Industrial Park with access to 5 major Highways and Interstates

- 17 miles to I-485
- 28 miles to US I-77
- 13 miles to I-85
- 24 miles to HWY 321
- 24 miles to I-40

- 31 miles north of the Charlotte-Douglas International Airport (646 departures daily)
- 33 miles north of the uptown Charlotte

Leasing: \$1.56 sq. ft./NNN

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Possible Expansion Snapshot



- A: Robert Bosch Tools
- B: Packaging Unlimited
- C: G&W Laboratories
- D: FMS Enterprises
- E: Tenowo Nonwovens
- F: Schwartz Warehousing (Expansion is possible to meet client requirements)
- G: R&S Facility

Photos of up-fitted area approx. 22,000 square feet

