



Coordinates: 35.543238, -81.044635

Overview

Unit D is available

Units: A through F

The Nean Facility Unit D is located in Lincoln County, NC., Area Location: Denver Area in the Balsom Ridge Business Park along Highway 16 Business.

Floor:	Concrete Slab
Walls:	Metal/Brick
Roof:	Metal
Fire Protection:	Sprinkler System
Ceiling Height:	20' Clear High, 20' Eave Height
Building Dimensions:	100' Wide x 200 Long
Lighting:	(1) Drive-In Door, 10' X 14' lighting fixtures
Parking:	Yes, Paved Parking Spaces
HEAT & Air	Gas Heat-All, Office has AC

Dimensions:

Unit D
Office— 500 sf
Warehouse 2,500 sf
Available 3,000 sf
Total Square Feet 20,000 sf (Entire Building)
Built: 2017
Location: Balsom Ridge Business park
NEAN Properties
5851 Balsom Ridge Road, Denver, NC 28037

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: Call for Pricing

Distances to Interstates and Highways

Nean Property Unit D has direct access to HWY 16 Business

- 11 miles to HWY 16
- 14 miles to I-77
- 13 miles to I-485
- 15.3 miles to HWY 321
- 23 miles to I-85
- 17 miles to I-40

26.4 miles (31 minutes) to the Charlotte-Douglas International Airport (705 departures daily).

28.5 miles (33 minutes) to the Charlotte Intermodal Facility at the Charlotte Douglas International Airport.

27.3 miles (37 minutes) to uptown Charlotte

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- Incentives Available for Qualifying Industries
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Utilities

- Water: Lincoln County
- Sewer: Lincoln County
- Electrical-Duke Energy 440 amp/3 phase
- Natural Gas: Piedmont Natural Gas
- Telephone Service (Fiber or Coax)
- Cable and Internet (Fiber or Coax)