

Powell-LCIP HWY321 Site

Corner of Finger Mill Road and HWY 321 Business
Lincoln County, NC 28092



Overview

33+ Acres in Commercial Industrial Park. Road frontage on two roads (Finger Mill 2641 Feet and Maiden Highway 798 feet). Located on the west side of the Lincoln County Industrial Park entrance, the site is less than a ½ mile east of Highway 321.

Zoned: B-G

Incentives Available for Qualifying Industries

Location

Powell-HWY 321 Site with direct access to HWY 321 a four-lane divided, interstate quality highway.

- 0.5 miles adjacent to HWY321
- 9.2 miles to HWY16
- 15.6 miles to I-40
- 18.1 miles to I-85
- 24.6 miles to I-77
- 31.3 miles to I-485

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

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

39.5 miles to uptown Charlotte

Contact Information:

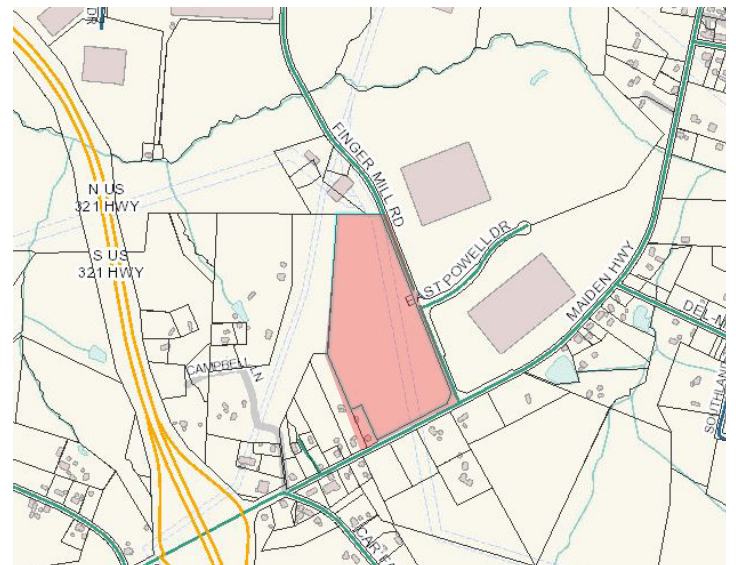
Kara Brown
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Lincolnton, NC 28092

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Parcels may be considered for division to fit client requirements.

Coordinates:
35°31'54.1"N 81°12'59.1"W
35.531694, -81.216418

For Sale: \$900,000



Utilities

- Water - Lincoln County
- Sewer- City of Lincolnton
- Electrical - Rutherford Electric
- Natural Gas - Piedmont Natural Gas
- Telephone Service - AT&T or Spectrum Communications
- Cable and Internet (Fiber and/or Coax) - AT&T or Spectrum Communications