



**Available: 1,186 SF**

### HIGHLIGHTS:

- Flex designed 8x8 roll up drive-in-door in rear of each space.
- Office/Showroom or Small Manufacturing.
- 14 Foot Clear Height
- 24 Pave Parking Spaces.

### OVERVIEW

The South Creek Business Center, located on Performance Drive just off Generals Blvd/Wilma Sigmon Road in Lincolnton is a 11,096 SF building. It has multi-tenant spaces available from 1,186-11,096 SF. The building is located approximately 18 miles south of I-40, 15 miles north of I-85 highway, and 1 mile from US Highway 321.

**For Lease: \$6.00 SF Net ~ \$6.40 SF Gross**



### UTILITIES:

Water/Sewer:	City of Lincolnton
Cable/Internet:	Charter
Electrical:	Duke Energy
Natural Gas:	Piedmont Natural Gas

### Contact Information:

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