



OVERVIEW

Under Construction
Another
6,000 SF
SHELL BUILDING
2- 3000 SF
3- 2000 SF
Also
BUILD-TO-SUIT
on Lot

2000-6000 SF For Lease or Build to Suit on Available Lots ~ \$12.00 /SF/Yr

UTILITIES:

Water/Sewer:
Cable/Internet:
Electrical:
Natural Gas:

City of Lincolnton
Charter or AT&T
Rutherford Electric
Piedmont Natural Gas

SITE DATA

FRONT SETBACK: 50 FT
SIDE SETBACK: 20 FT
REAR SETBACK: 50 FT (ABUTS RESIDENTIAL ZONING)
WATER - CITY OF LINCOLNTON
SEWER - CITY OF LINCOLNTON

BUILDINGS = 6,000 SF
SIDEWALKS = 440 SF
PAVEMENT = 4,500 SF

TOTAL = 10,940 SF = 41.3% IMPERVIOUS

LANDSCAPING

LANDSCAPING SHALL COMPLY WITH ALL OF CITY OF LINCOLNTON STANDARDS PER UDO.

PARKING

REQUIRED PARKING = 1 SPACE PER EMPLOYEE
OF EMPLOYEES = 5
PROVIDED PARKING = 5 SPACES
INCLUDING 1 ADA VAN ACCESSIBLE SPACE

SITE INFORMATION

PARCEL #: 84207
PIN: 3622347271
SITE ADDRESS: MIDTOWN DR
LINCOLNTON, NC 28092
ZONING: I-G
TOTAL SITE AREA: 0.608 AC
PROPOSED FLEX WAREHOUSE

HIGHLIGHTS:

- 6000 SF Shell Building
- Or 2000-6000 SF Divided
- 2000 SF \$2000 Mo
- 3000 SF \$3,000 Mo
- 6000 SF \$5,500 Mo
- Zoned I-G
- Total Park 15 Acres
- Ideal tenants: Brewery, Amazon retailers/ drop shippers, Contractors, Distributors or Light Industrial Manufacturing operations.



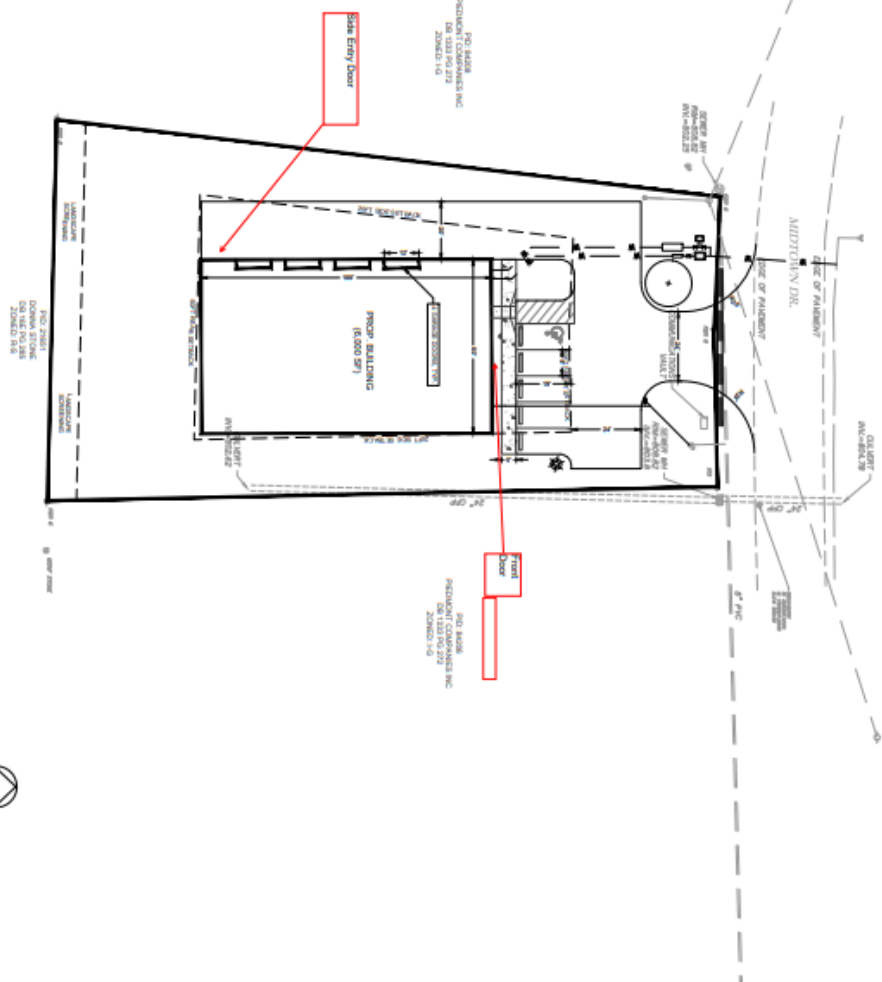
Contact Information:

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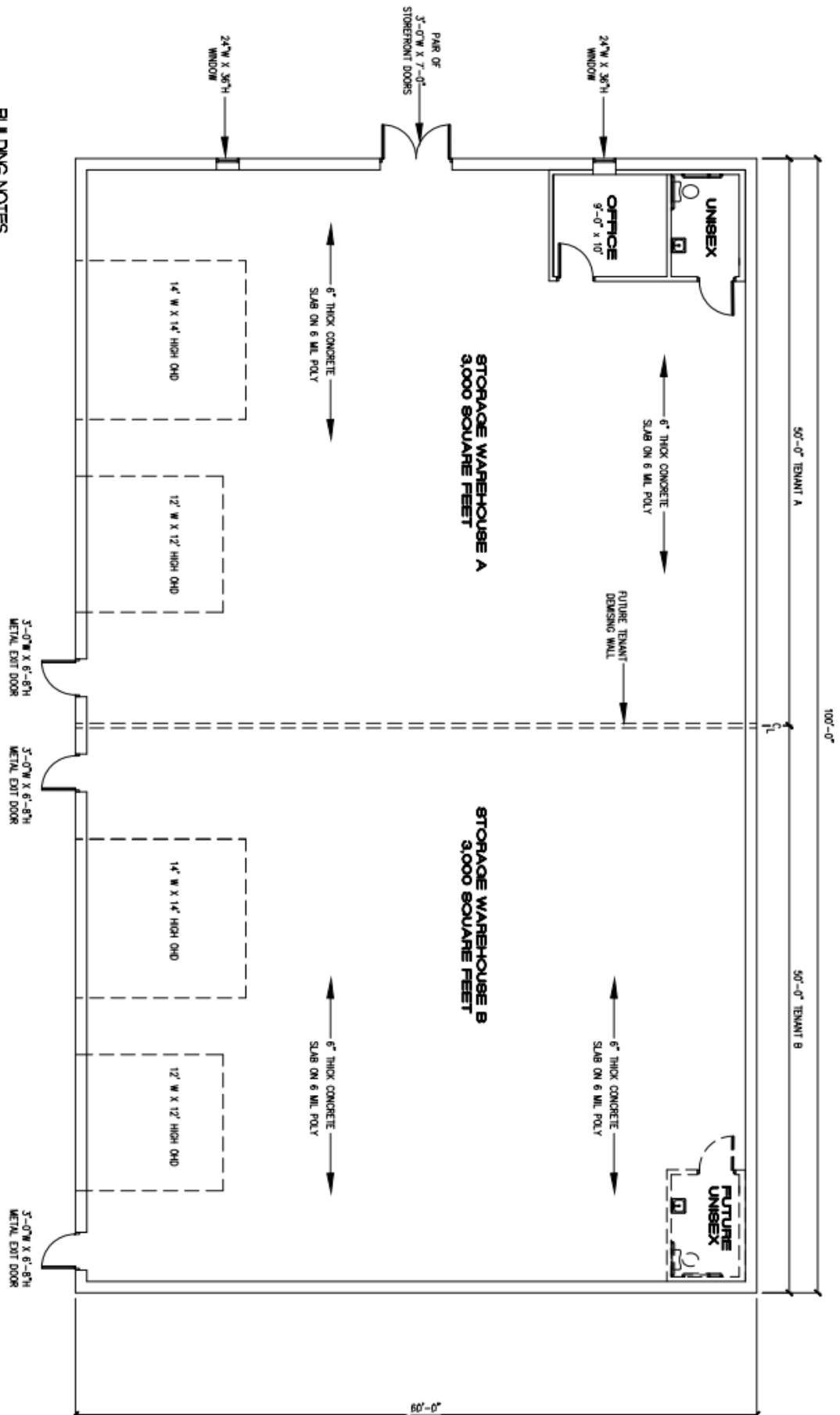
PEDMONT COMPANIES INC.
ONE 1333 PG 272
ZIONSBORO, NC



GRAPHIC SCALE
(IN FEET)
INCHES: 1 inch = 20 feet

- BUILDING NOTES**
1. THIS PROPOSED STORAGE BUILDING IS SHOWN UNOCCUPANCY
 2. THIS BUILDING IS TYPE 2-B CONSTRUCTION UNSPRINKLED AND UNPROTECTED.
 3. THE SQUARE FOOTAGE IS 6,000 TOTAL.

FLEX WAREHOUSE FLOOR PLAN

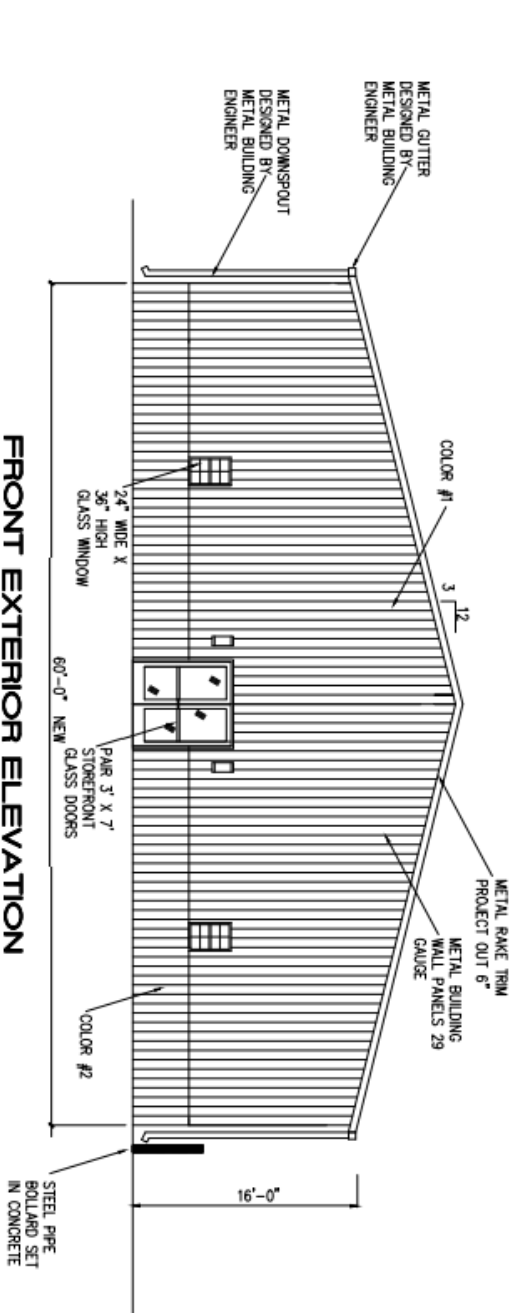
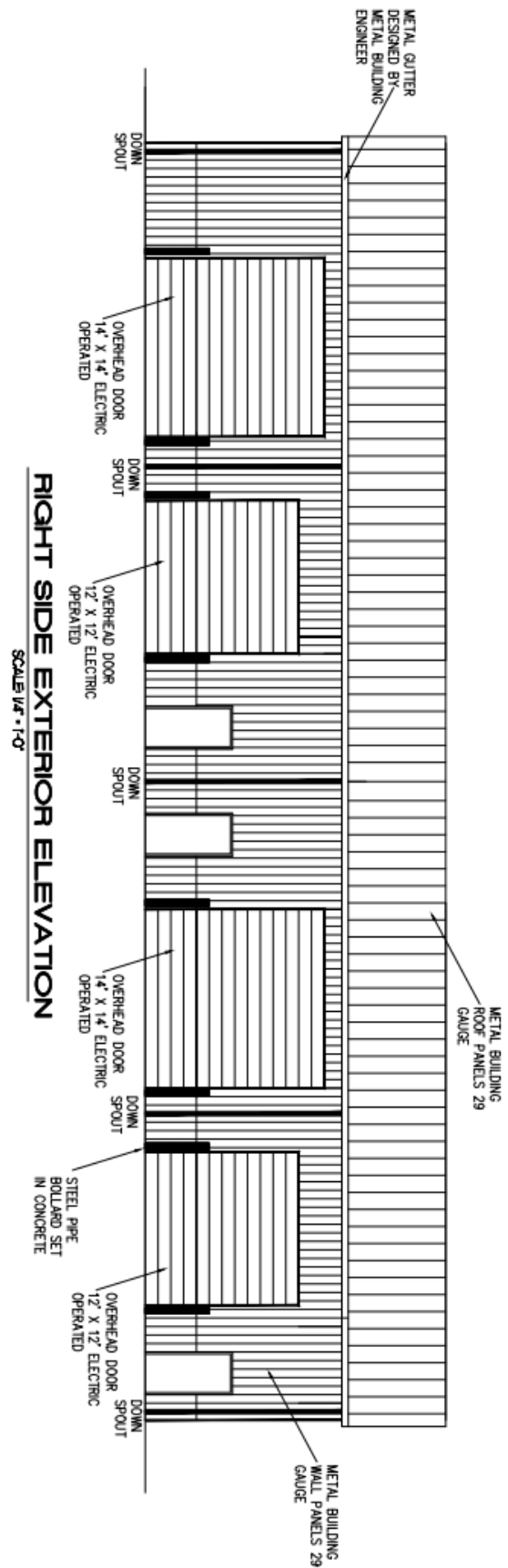


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OF 2

Revision
Scale: 1/4" = 1'-0"
Drawn By:
Checked By:
Date: 4/13/2022
Job No:

LINCOLNTON FLEX WAREHOUSE
MIDTOWN DRIVE
LINCOLNTON, NORTH CAROLINA 28092

Ted Richard Brown, PLLC
Architectural Services
PO Box 2071, Matthews, North Carolina 28106
Telephone: (704) 350-1111



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OF 2

LINCOLNTON FLEX WAREHOUSE

MIDTOWN DRIVE
LINCOLNTON, NORTH CAROLINA 28092

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