



OVERVIEW

Completely updated inside and out, looking for modern up-to-date space for your retail or office space? The interior update has an industrial vibe with high ceilings, exposed heat/air ducts, and beautiful chandeliers. There are two private office spaces or specialty areas for retail products/merchandise. The entrance from front to back is open and inviting, the floor shine like glass. Very trendy and high-end quality finishes.

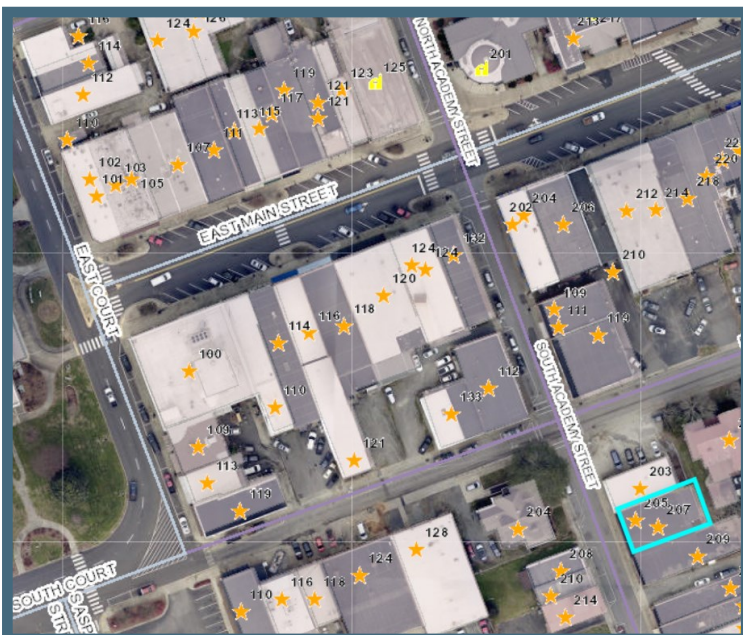
For Lease: \$1500 Monthly 1200 SF Available

UTILITIES:

Water/Sewer:	City of Lincolnton
Cable/Internet:	Spectrum or AT&T
Electrical:	City of Lincolnton
Natural Gas:	Piedmont Natural Gas

HIGHLIGHTS:

- Modern Industrial Vibe suitable for either retail or office space.
- All infrastructure completely up-to-date
- Spacious with tall ceilings and great trendy lighting.
- A kitchen/employee break space in rear
- Modern, clean and handicap-accessible restroom
- Proper lighted exits with ingress/egress
- Ready for occupancy
- Stylish exterior finishes

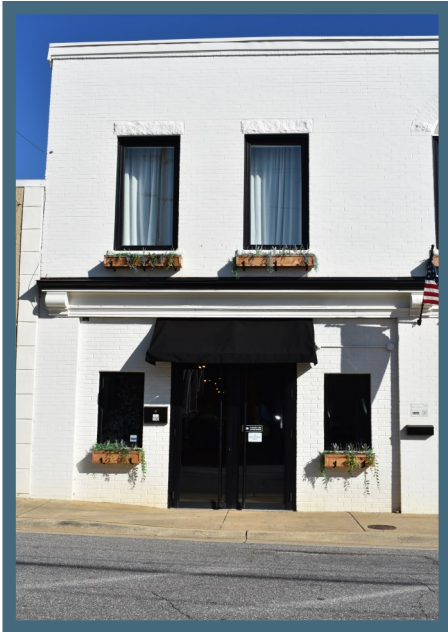


Contact Information:

Rhonda Hunter, Entrepreneur Specialist

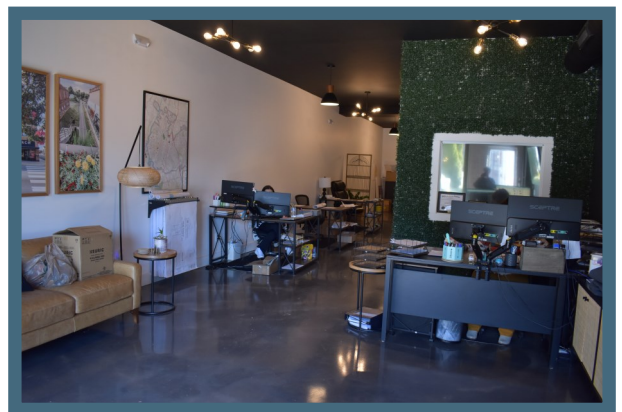
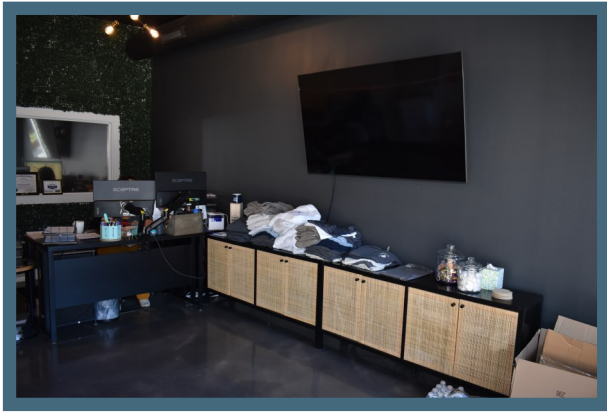
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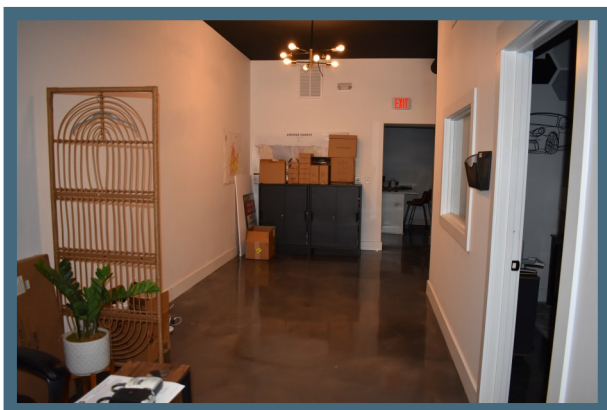
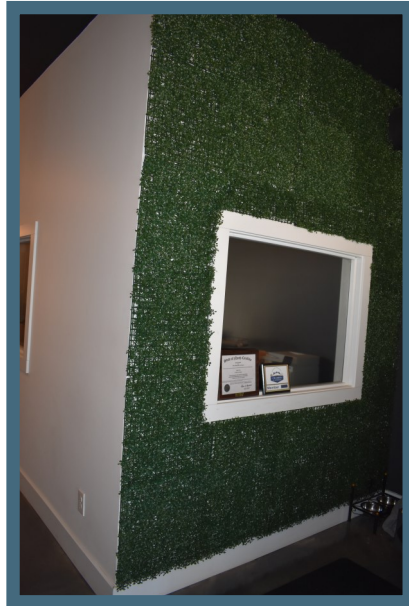


FACADE

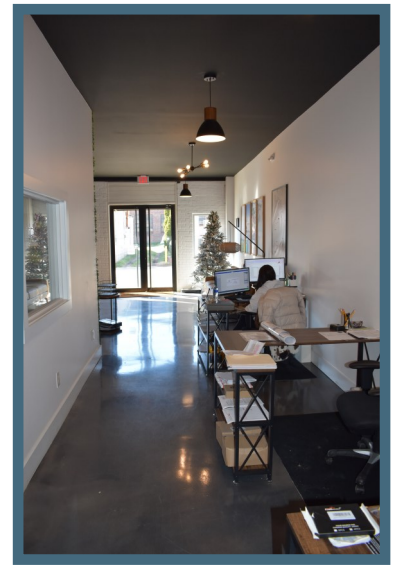
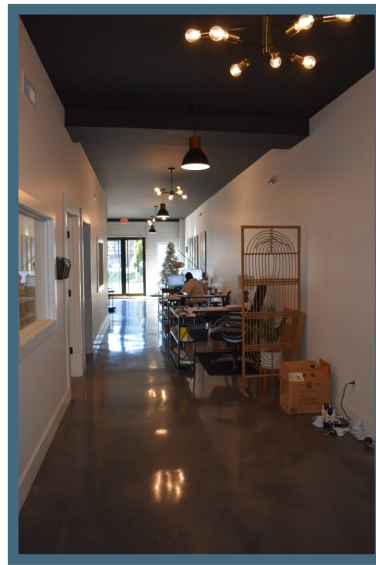




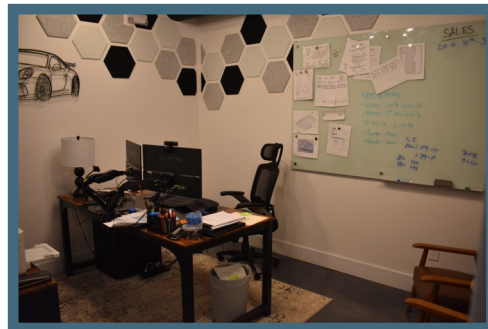
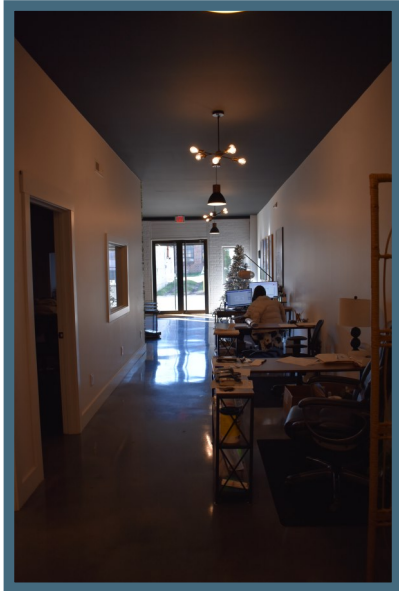
**WALKING IN
LOOKING TO REAR
OF BUILDING ALL
OPEN ON LEFT.
ON RIGHT ARE
TWO PRIVATE
OFFICES OR RETAIL
SPECIALTY
SPACES OR
STORAGE NEEDS.**



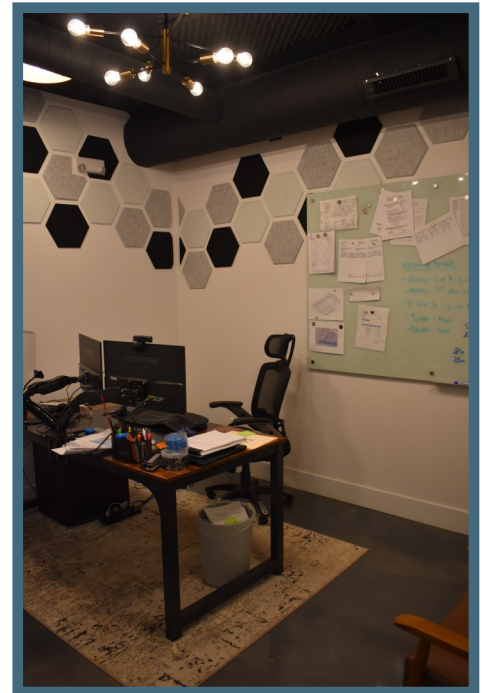
LOOKING BACK TO ENTIRE OPEN SPACE



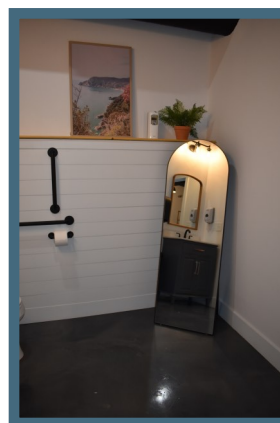
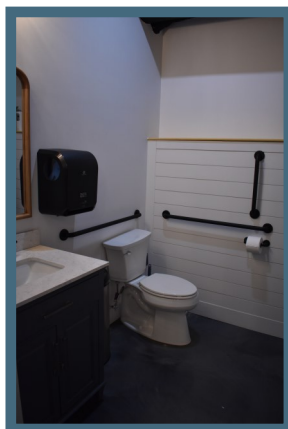
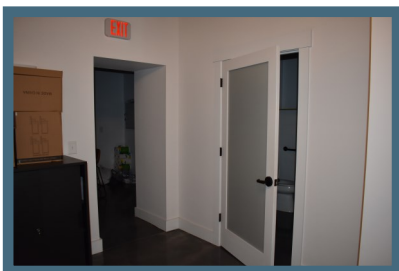
PRIVATE OFFICE/ ADDITIONAL RE- TAIL SPACE #1



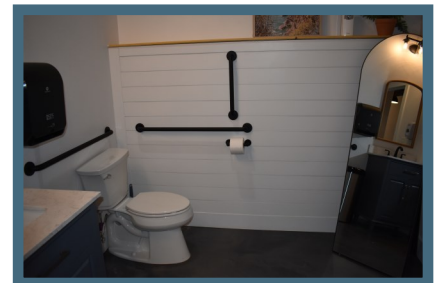
PRIVATE OFFICE/ ADDITIONAL RE- TAIL SPACE #2



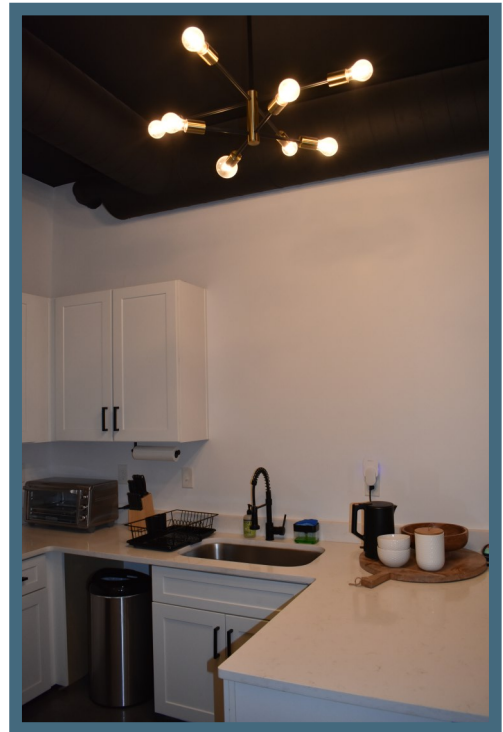
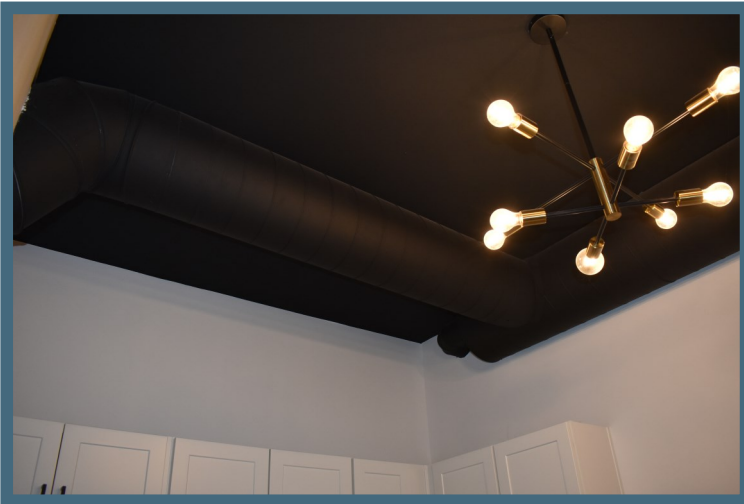
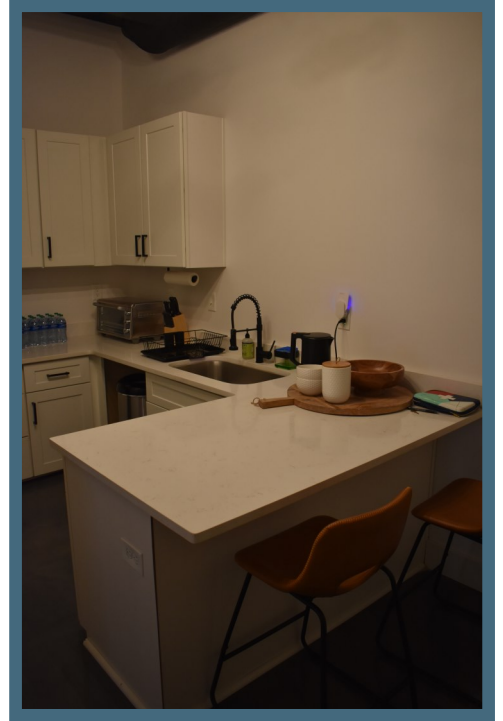
HALLWAY TO RESTROOM AND KITCHEN



RESTROOM



KITCHEN



BACK EXIT IN KITCHEN



**SMALL BUSINESS &
ENTREPRENEURS**
LINCOLN ECONOMIC DEVELOPMENT ASSOCIATION