

WEST SITE
CURRENT CONSTRUCTION
STATUS

Site
Cleared

Pad Work
Commenced

Pad
Complete

Walls
Tilted

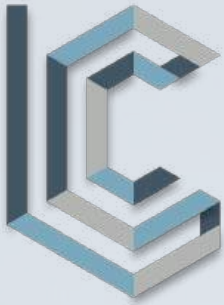
Roof Work
Underway

Roof
Installed

Paving
Complete

Ready for
Occupancy

BLDG
2



LINCOLN
COMMERCE
CENTER



BUILDING 2 - READY FOR OCCUPANCY

± 100,000 - 367,886 SF



WWW.LINCOLNCOMMERCECENTER.COM

CROW HOLDINGS
INDUSTRIAL



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matt.treble@cushwake.com

LINCOLN COMMERCE CENTER PARK



PARK ACCESS POINTS



1,993,611 SF



CROSS-DOCK & REAR
LOAD BUILDINGS



MULTI-TENANT &
SINGLE TENANT USERS



ACCESS TO
HWY 16 & HWY 73

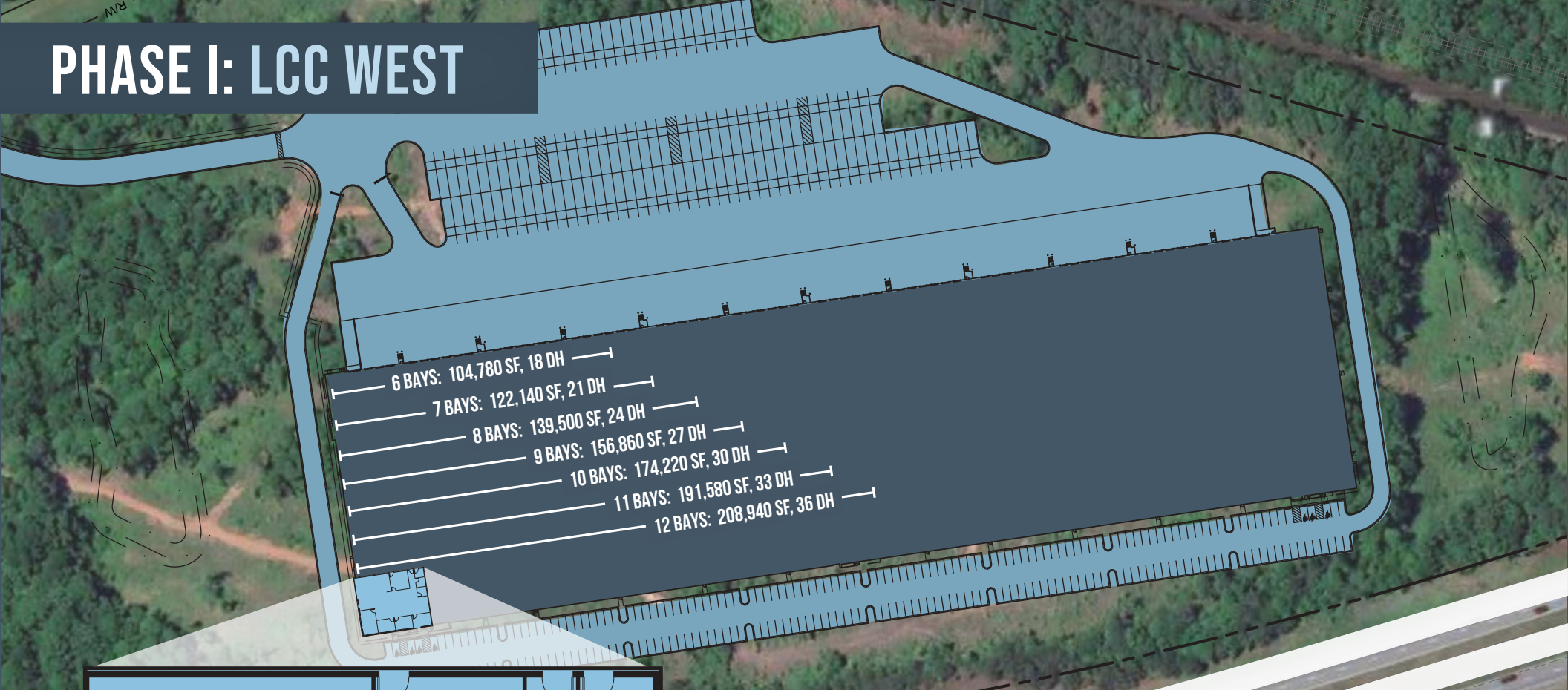


ABUNDANT NEARBY
AMENITIES



AMPLE PARKING FOR
CARS & TRAILERS

PHASE I: LCC WEST



6 BAYS: 104,780 SF, 18 DH
7 BAYS: 122,140 SF, 21 DH
8 BAYS: 139,500 SF, 24 DH
9 BAYS: 156,860 SF, 27 DH
10 BAYS: 174,220 SF, 30 DH
11 BAYS: 191,580 SF, 33 DH
12 BAYS: 208,940 SF, 36 DH

BUILDING 2: ± 100,000-367,886 SF

DIMENSIONS: ±1,180' X 310'

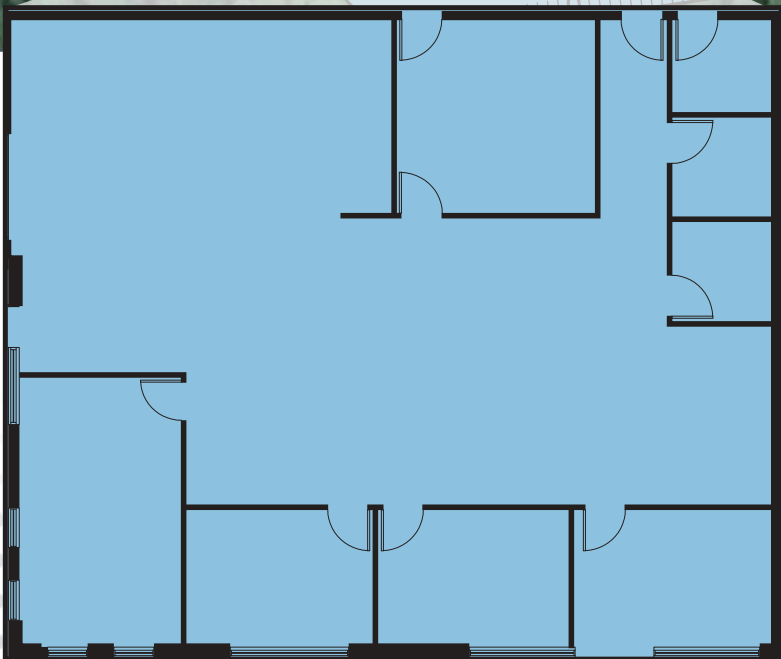
CLEAR HEIGHT: 36'

COLUMN SPACING: 50' X 56'

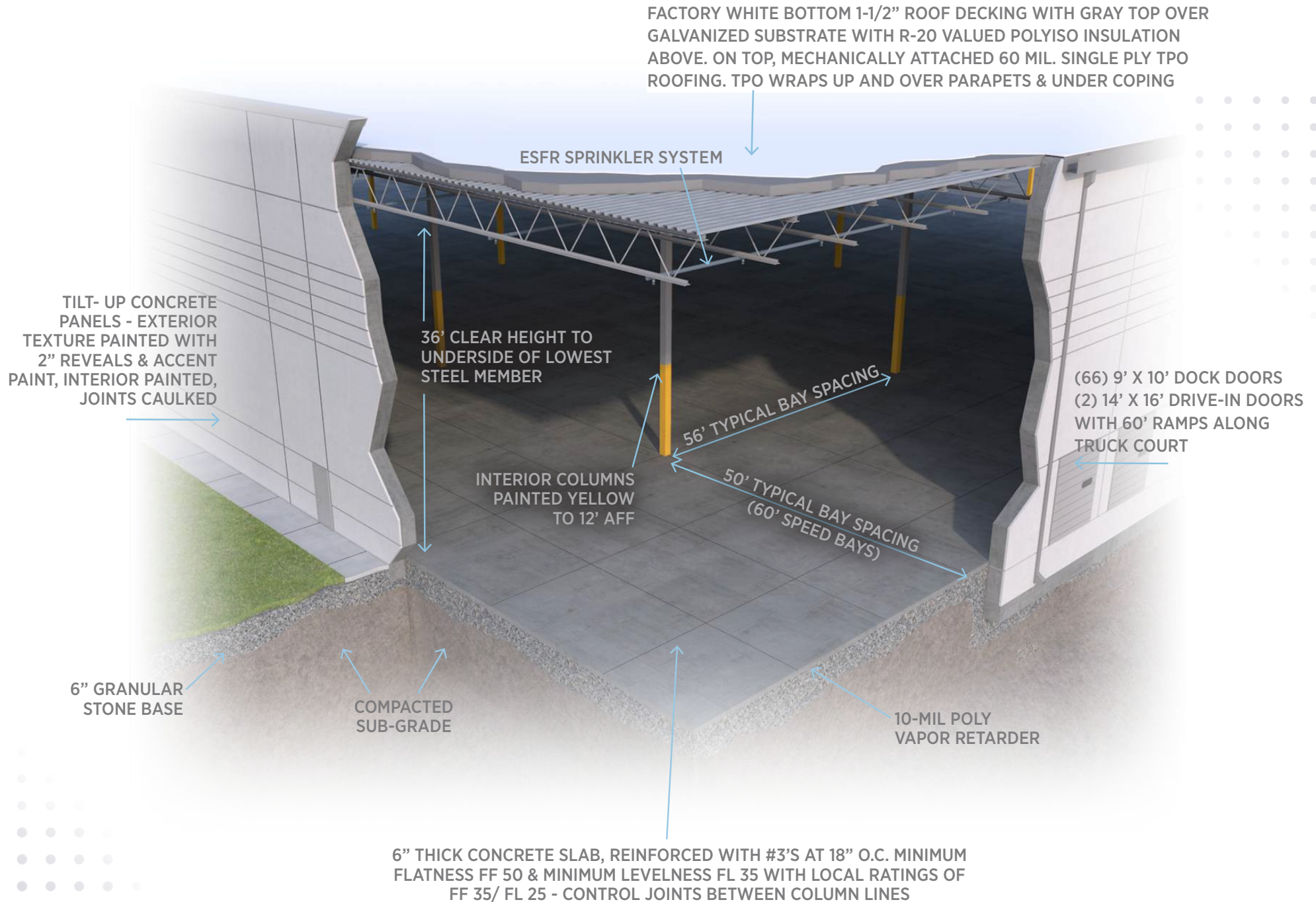
STAGING BAY: 60'

LOADING: 66 DH - 2 DI

PARKING: 236 CAR 129 TRAILER



LCC WEST: BUILDING 2



PHASE II: LCC EAST



BUILDING 1:

BLDG SIZE: 945' X 322'

CLEAR HEIGHT: 36'

PARKING: 150 CAR 66 TRAILERS

+ EXPANSION TO 182 TOTAL

BUILDING 2:

BLDG SIZE: 270' X 840'

CLEAR HEIGHT: 32'

PARKING: 140 CAR 42 TRAILERS

+ EXPANSION TO 66 TOTAL

BUILDING 3:

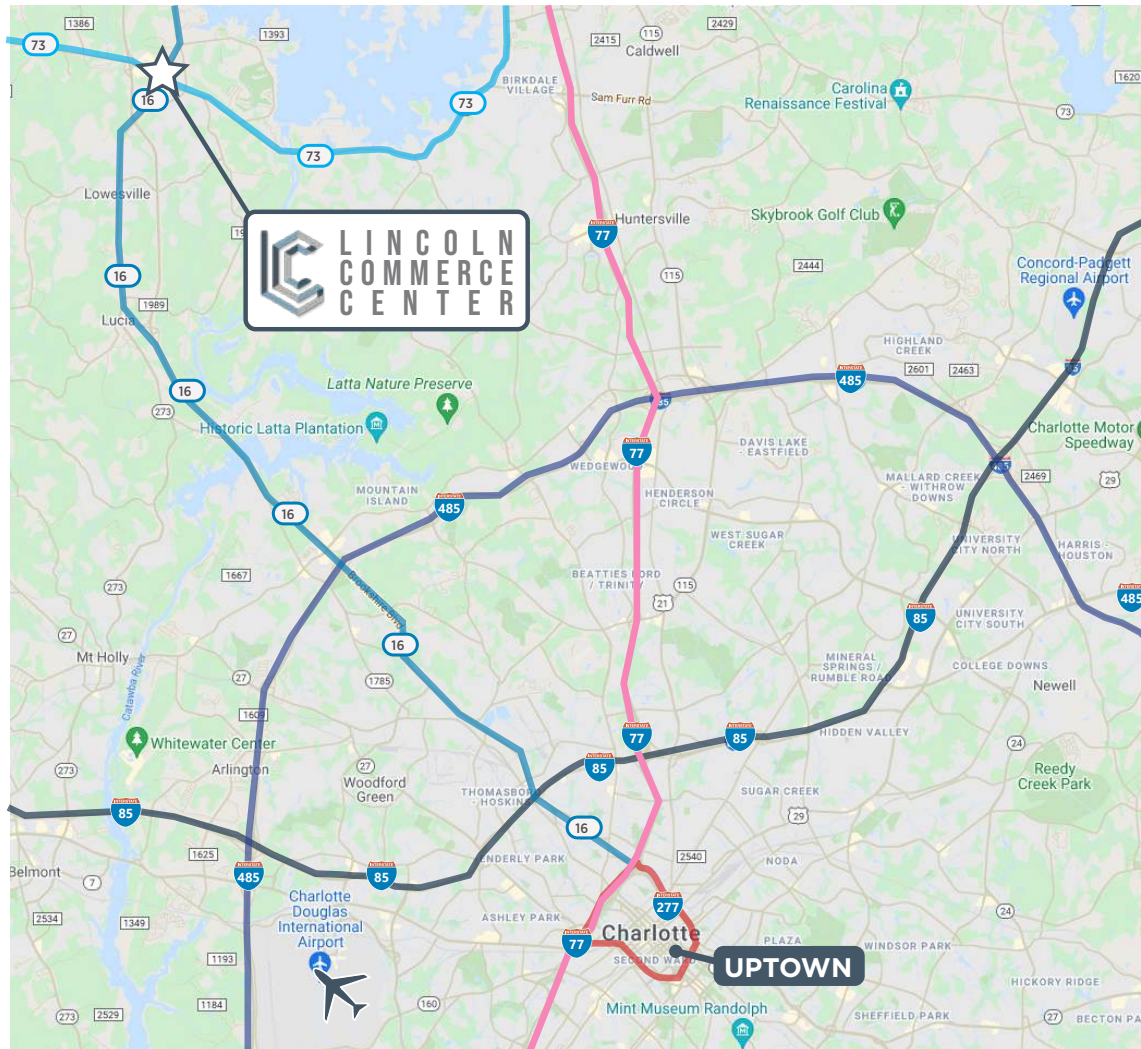
BLDG SIZE: 432' X 1050'

CLEAR HEIGHT: 36'

PARKING: 265 CAR 61 TRAILERS

+ EXPANSION TO 189 TOTAL

LCC: MAPS



	MILES	DRIVE TIME		MILES	DRIVE TIME
	8.6 MILES	18 MIN		18.5 MILES	29 MIN
	10.7 MILES	15 MIN		19.2 MILES	26 MIN
	16.3 MILES	20 MIN	UPTOWN	19.8 MILES	30 MIN



LOCAL AMENITIES (10 MIN DRIVE)



A decorative graphic consisting of a grid of colored dots. The dots are arranged in four rows and sixteen columns. The colors of the dots vary, including shades of blue, green, yellow, and orange, creating a vibrant, abstract pattern.



LCC: DEMOGRAPHICS



POPULATION

	10 MILE	30 MILE	50 MILE
2010	120,122	1,907,008	2,997,320
2021	181,366	2,111,318	3,325,087
2026	199,831	2,271,993	3,552,900



AVG. HOUSEHOLD INCOME

	10 MILE	30 MILE	50 MILE
AVG	\$127,717	\$94,362	\$90,317
MED	\$87,359	\$67,281	\$62,282



OF HOUSEHOLDS

	10 MILE	30 MILE	50 MILE
2010	42,369	618,874	1,299,870
2021	78,180	898,326	1,409,137
2026	86,758	974,686	1,516,500

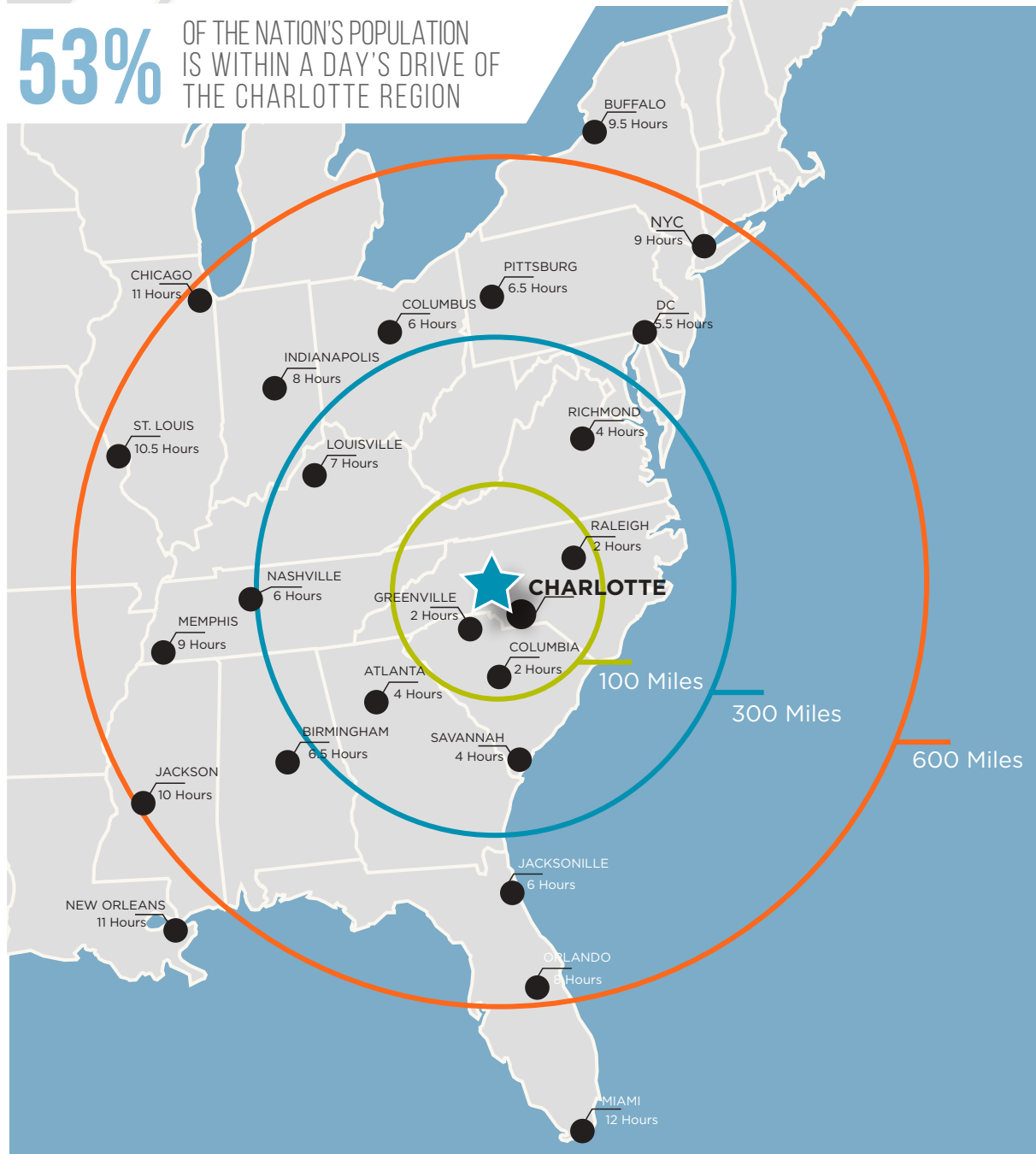


LABOR

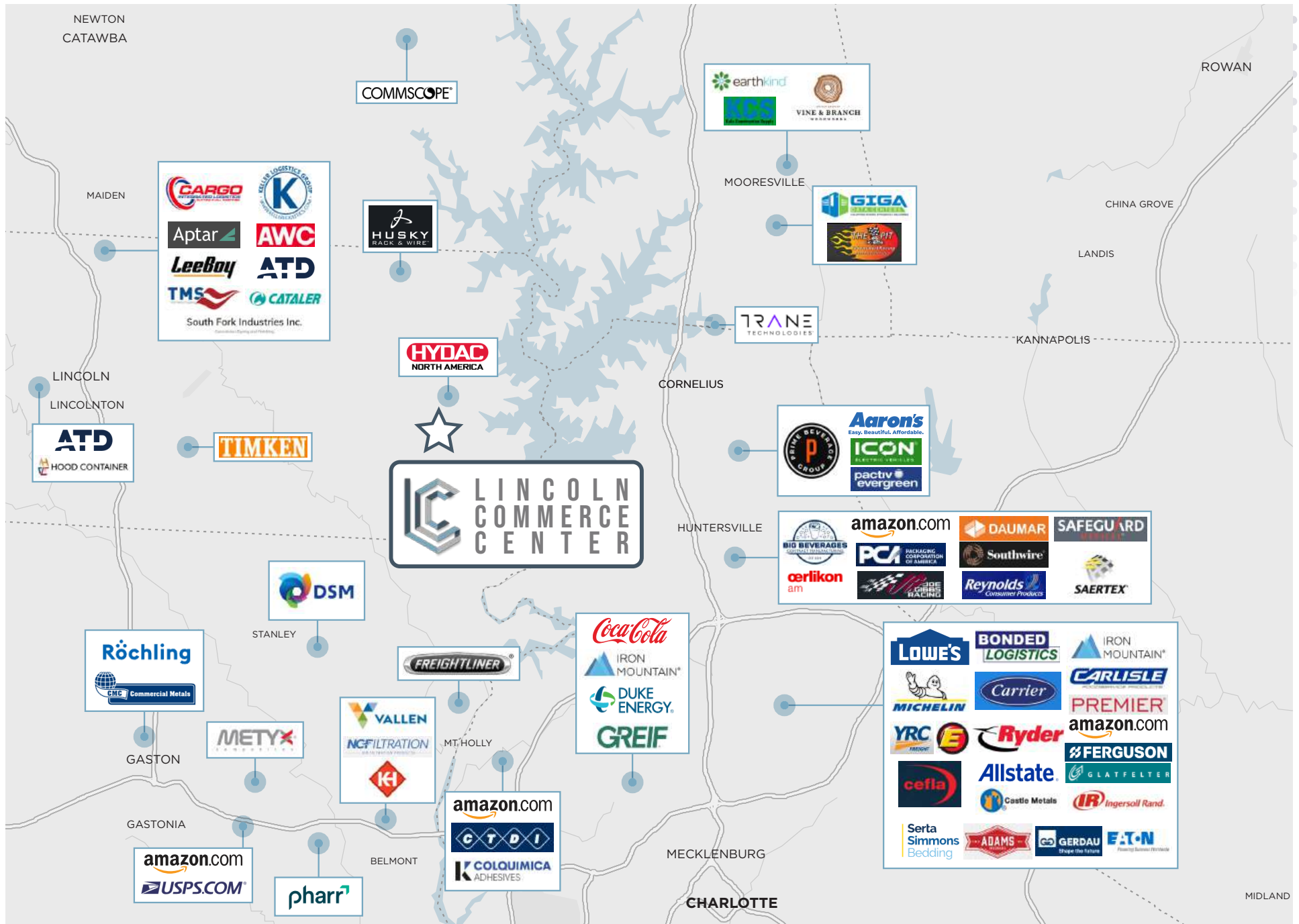
	10 MILE	30 MILE	50 MILE
EMPLOYEES	94,528	1,072,478	1,656,295

53%

OF THE NATION'S POPULATION
IS WITHIN A DAY'S DRIVE OF
THE CHARLOTTE REGION



LCC: CORPORATE NEIGHBORS



CROW HOLDINGS
INDUSTRIAL



L I N C O L N
C O M M E R C E
C E N T E R



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