



LINCOLN COUNTY Industrial Park Site

BUILD-TO-SUIT | UP TO 390,570 SF

East Powell Drive | Lincolnton, NC



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**CUSHMAN &
WAKEFIELD**

SITE PLAN & Parcel



ADDRESS: East Powell Drive
Lincolnton, NC 28092



BUILDING SIZE: Up to $\pm 390,570$ SF



ZONING: I-G (General Industrial)



UTILITIES: Available to site



SITE: Build-to-Suit



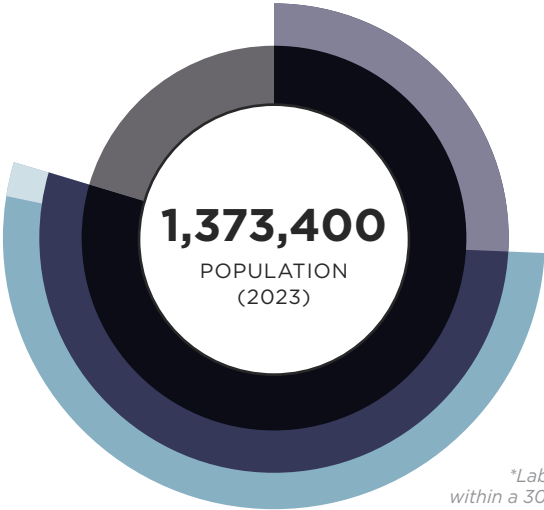
TAX PARCEL ID: 104758



LOCATION & Corporate Neighbors

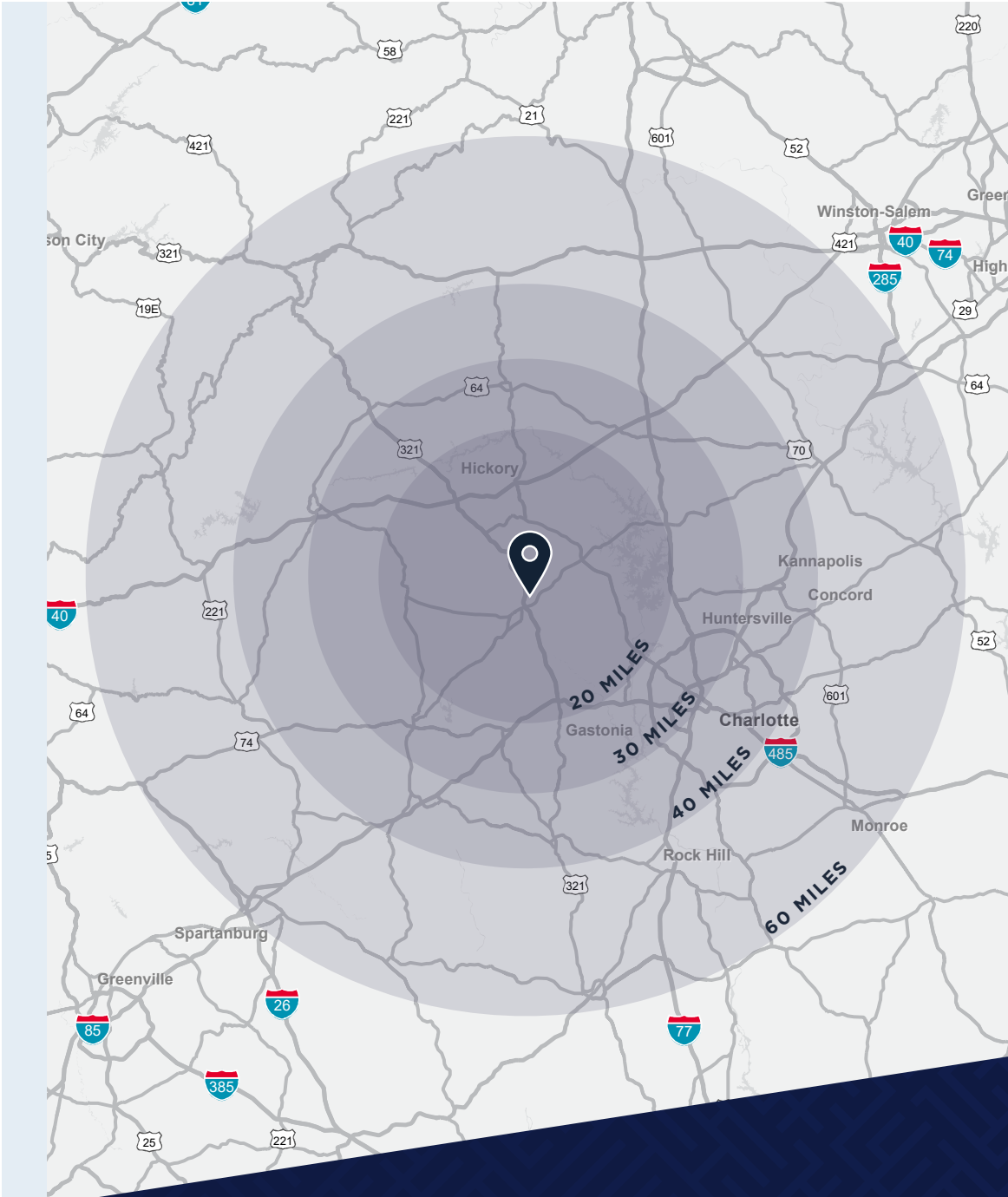


DEMOGRAPHICS



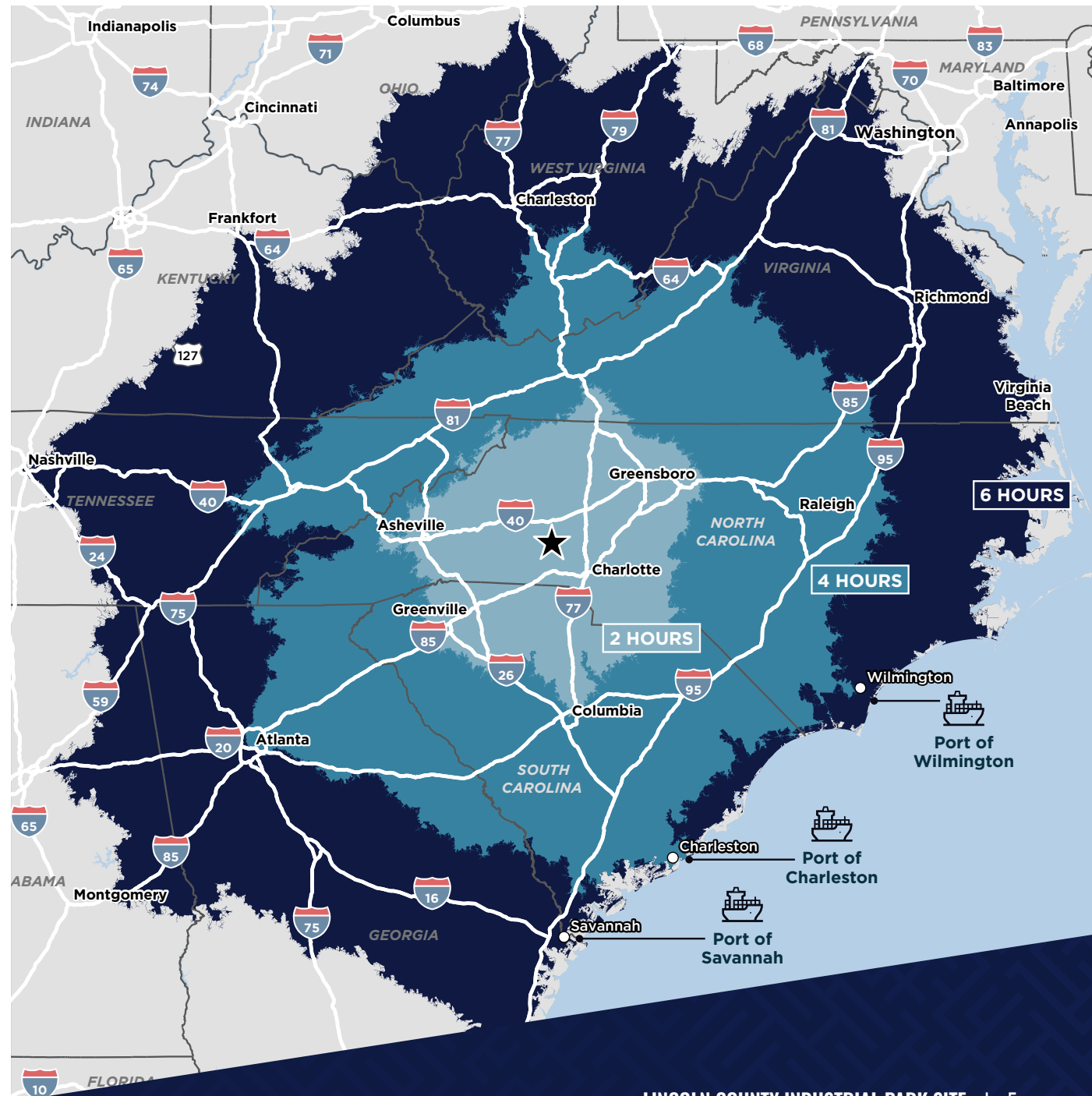
POPULATION	
16+ Civilian Non-Institutionalized Population	1,104,713
Not in Labor Force (16+)	399,682
Labor Force	705,031
Employed	676,003
Unemployed	29,028
Under 16 Population	268,687

	20 MILES	40 MILES	60 MILES
POPULATION	503,898	2,583,570	3,945,828
HOUSEHOLDS	202,293	1,030,150	1,557,503
LABOR FORCE	241,010	1,300,358	1,922,060



DRIVE TIMES & Distances

Access to I-40	16.4 miles 17 min
Access to I-85	18.5 miles 19 min
Access to I-77	19.8 miles 23 min
Charlotte	41.5 miles 49 min
Access to I-26	71.5 miles 1.1 hr
Asheville	91.1 miles 1.5 hr
Greensboro	102 miles 1.75 hr
Atlanta	240 miles 3.6 hr
Port of Charleston	241 miles 3.5 hr
Port of Wilmington	245 miles 4.0 hr
Port of Savannah	284 miles 4.25 hr





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FOR MORE INFORMATION, PLEASE CONTACT

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