

# 647 Hargrave

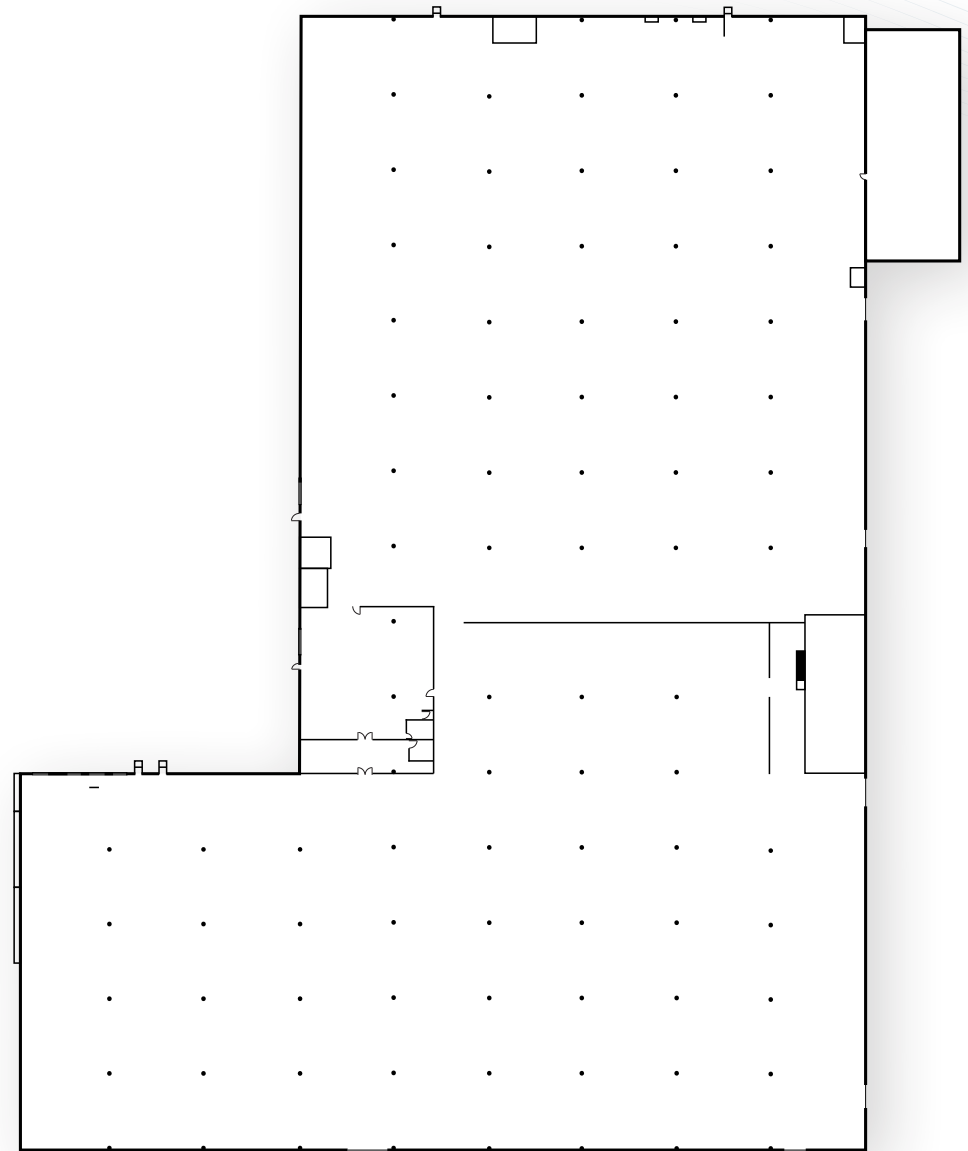
647 Hargrave Road, Lexington NC 29714

**±216,000 SF**  
AVAILABLE FOR LEASE

 CUSHMAN &  
WAKEFIELD

# Property Overview

|                            |                                                                                                                                                                                                                                      |
|----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Building Size</b>       | ±216,000 SF                                                                                                                                                                                                                          |
| <b>Office Size</b>         | ±6,000 SF                                                                                                                                                                                                                            |
| <b>Site Size</b>           | ±20 Acres                                                                                                                                                                                                                            |
| <b>Clear Height</b>        | 17' - 22'                                                                                                                                                                                                                            |
| <b>Dock Doors</b>          | 16 Dock High Loading Doors                                                                                                                                                                                                           |
| <b>Drive-in Doors</b>      | 7                                                                                                                                                                                                                                    |
| <b>Columns</b>             | 40' x 50' 8" Steel H                                                                                                                                                                                                                 |
| <b>Car Parking</b>         | ±188                                                                                                                                                                                                                                 |
| <b>Trailer Parking</b>     | ±39                                                                                                                                                                                                                                  |
| <b>Building Dimensions</b> | <b>Plant:</b> 600' x 300'/200' x 150'<br><b>Office:</b> 125' x 50'                                                                                                                                                                   |
| <b>Sprinkler</b>           | Wet Sprinkler System with Design Intensity of 0.20/3,000 SF in both Sections of the Plant                                                                                                                                            |
| <b>Rail</b>                | Potential to Rail Serve                                                                                                                                                                                                              |
| <b>Gas</b>                 | Piedmont Natural Gas                                                                                                                                                                                                                 |
| <b>Water/Sewer Source</b>  | City                                                                                                                                                                                                                                 |
| <b>Heat Source</b>         | Gas, Ceiling-Suspended Gas-Fired Unit Heaters                                                                                                                                                                                        |
| <b>Roof Type</b>           | Standing Steam Metal                                                                                                                                                                                                                 |
| <b>Floor Type</b>          | <b>Reinforced Concrete:</b> 6" Thick Concrete Reinforced with Wire Welded Mesh Over 4" Stone Base                                                                                                                                    |
| <b>Year Built</b>          | 1986                                                                                                                                                                                                                                 |
| <b>Wall Type</b>           | Metal                                                                                                                                                                                                                                |
| <b>A/C</b>                 | Office Only                                                                                                                                                                                                                          |
| <b>Power</b>               | <b>Source:</b> Duke Power Company<br><b>Primary:</b> 12,470V Primary Distribution Line<br><b>Transformers:</b> (3) 1,000 KVA Pad Mounted Transformers<br><b>Switchgear:</b> 4,800A Interior Switchgear at 480Y/227V, 3 Phase, 4 Wire |



# Building Images



# Aerial Map



EnergyUnited  
YOUR LOCAL CONNECTION

TRINITY  
TRANSPORT

CARTER  
Lumber

arneg  
USA

MASTERBRAND  
CABINETS, INC.

VITACOST

US  
FOODS

CONCEPTS  
BORDERS  
CONCEPTS  
BORDERS

WestRock

LEXINGTON  
HOME BRANDS

NAVIS  
TubeTex

FLS  
Flooring Logistics Services, Inc.

valen  
Doors, Drawers & Accessories

OM Owens  
& Minor

HALYARD

TRIANGLE  
CO.

McIntyre  
MANUFACTURING GROUP

EGGER

united  
Furniture Industries

Nippon  
Electric  
Glass

WestRock

Walgreens

Chick-fil-A

KFC

McDonald's

FOOD LION

belk

TSC TRACTOR  
SUPPLY CO.

LOWE'S

Walmart

# Corporate Neighbors



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