

647 Hargrave

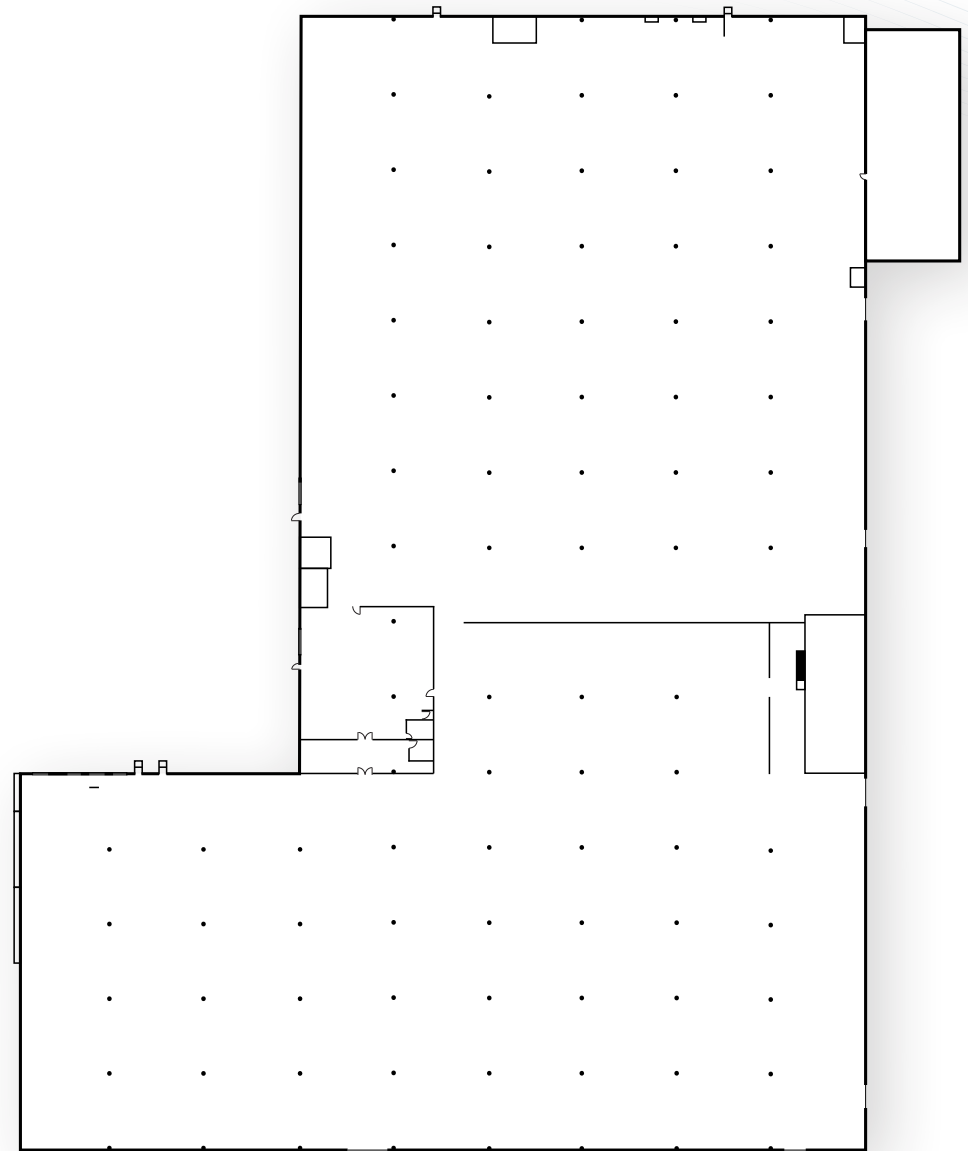
647 Hargrave Road, Lexington NC 29714

±216,000 SF
AVAILABLE FOR LEASE

 **CUSHMAN &
WAKEFIELD**

Property Overview

Building Size	±216,000 SF
Office Size	±6,000 SF
Site Size	±20 Acres
Clear Height	17' - 22'
Dock Doors	16 Dock High Loading Doors
Drive-in Doors	7
Columns	40' x 50' 8" Steel H
Car Parking	±188
Trailer Parking	±39
Building Dimensions	Plant: 600' x 300'/200' x 150' Office: 125' x 50'
Sprinkler	Wet Sprinkler System with Design Intensity of 0.20/3,000 SF in both Sections of the Plant
Rail	Potential to Rail Serve
Gas	Piedmont Natural Gas
Water/Sewer Source	City
Heat Source	Gas, Ceiling-Suspended Gas-Fired Unit Heaters
Roof Type	Standing Steam Metal
Floor Type	Reinforced Concrete: 6" Thick Concrete Reinforced with Wire Welded Mesh Over 4" Stone Base
Year Built	1999
Wall Type	Metal
A/C	Office Only
Power	Source: Duke Power Company Primary: 12,470V Primary Distribution Line Transformers: (3) 1,000 KVA Pad Mounted Transformers Switchgear: 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
BORDER
CONCEPTS
BORDER

valen
Doors, Drawers & Accessories

OM Owens
& Minor

HALYARD

TRIANGLE
CS

Belmont Rd

E EGGER

McIntyre
MANUFACTURING GROUP

united
Furniture Industries

FLS
Florida League Services, Inc.

NAVIS
TubeTex

WestRock

LEXINGTON
HOME BRANDS

WestRock

Walgreens

Chick-fil-A

KFC

McDonald's

FOOD LION

belk

TSC TRACTOR
SUPPLY CO.

LOWE'S

Walmart

647 Hargrave

Nippon
Electric
Glass

47

8

85

285

Corporate Neighbors



647 Hargrave

647 Hargrave Road, Lexington NC 29714

For More Information, Please Contact:

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