



± 90,000 SF

**AVAILABLE
FOR SALE OR LEASE**

INDUSTRIAL FACILITY ON ±10.78 ACRES



**CUSHMAN &
WAKEFIELD**

401 E US HIGHWAY 64, LEXINGTON, NC 27292

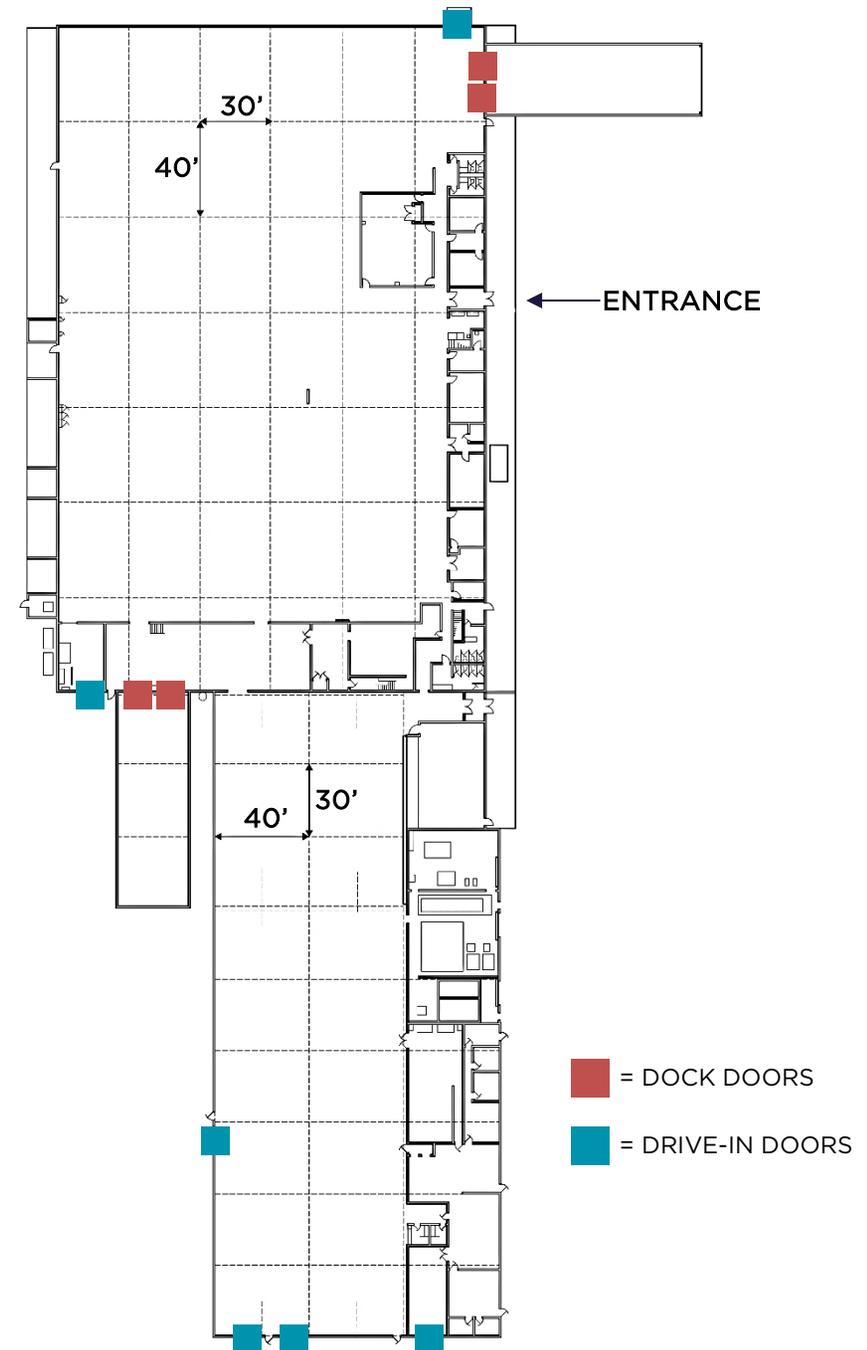
± 90,000 SF

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PROPERTY INFO & FLOOR PLAN

Space Available:	±90,000 SF
Warehouse SF:	±75,206
Office SF:	±14,794
Acres:	±10.78
Clear Height:	14' - 18'
Dock Doors:	Four (4) 8' x 10'
Drive-In Doors:	Six (6)
Columns:	40' x 30'
Lighting:	Fluorescent
Sprinklers:	Wet System
HVAC:	Existing HVAC not currently operational
Parking:	225 employee parking
Zoning:	Employment Center (EC), in the City Limits
Year Built:	1970 (Additions in 1997)
Construction:	Brick, metal and block
Slab:	6" Concrete floors
Roof:	TPO/Standing Seam Metal

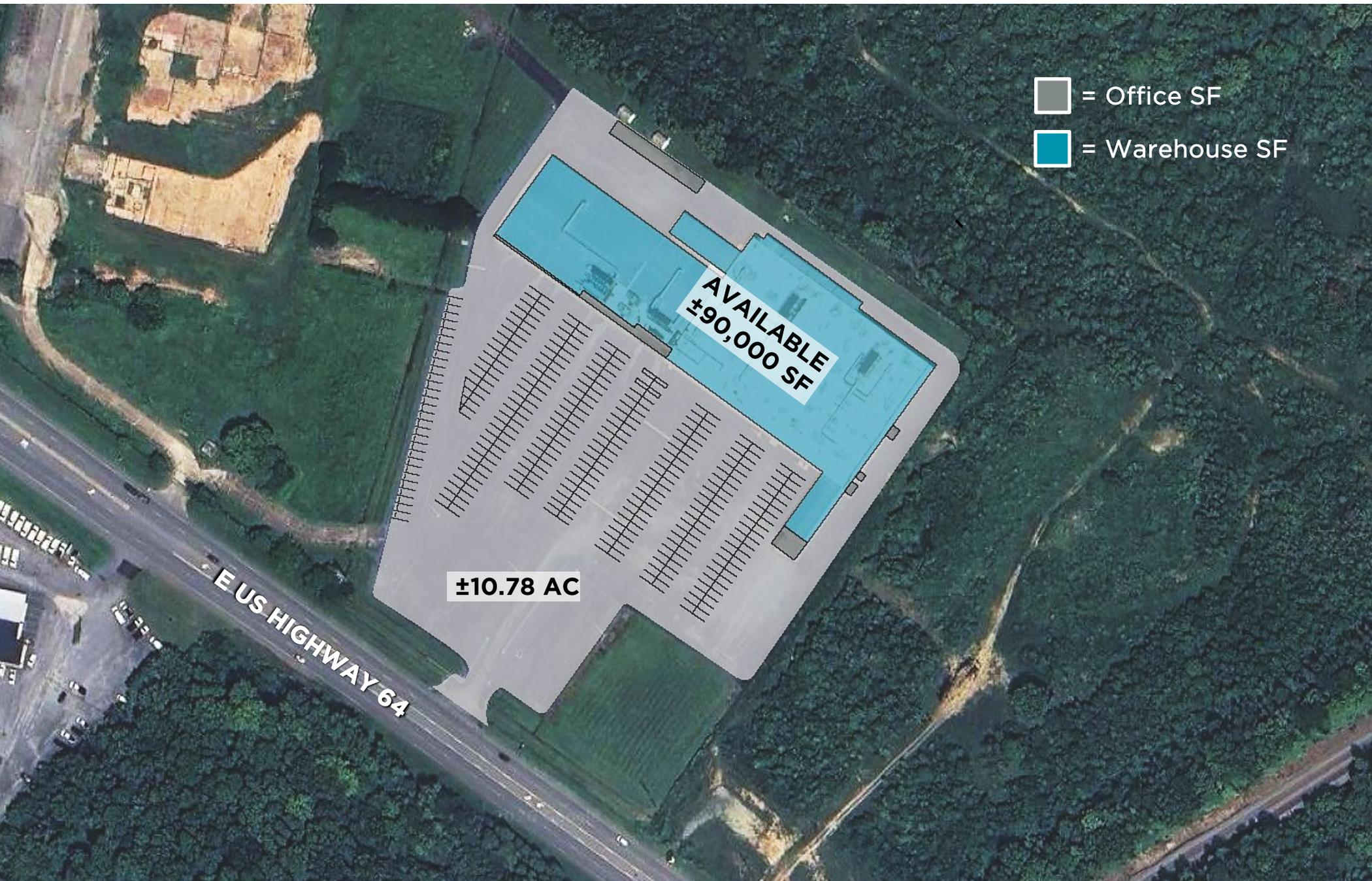


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SITE PLAN



- = Office SF
- = Warehouse SF

**AVAILABLE
±90,000 SF**

±10.78 AC

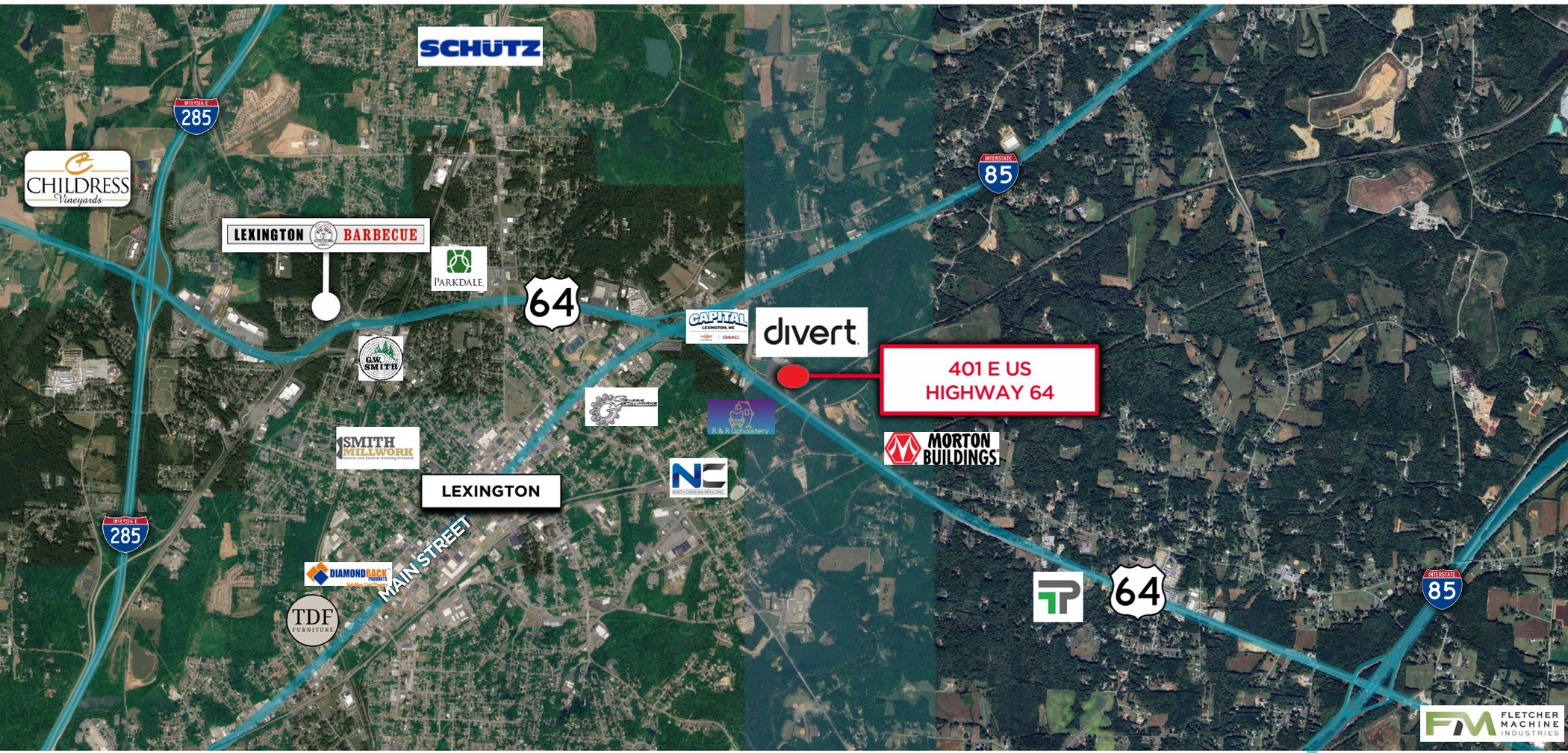
E US HIGHWAY 64

± 90,000 SF

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HIGHWAY ACCESSIBILITY & AMENITIES



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