

201 Industrial Park Road



Value-Add Industrial Opportunity | 158,359 SF | Charlotte MSA



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Executive Summary

Colliers, as exclusive advisor, is pleased to offer for sale the opportunity to acquire 201 Industrial Park Rd in Lincolnton, NC, a 158,359 square foot industrial asset ideally located within the Charlotte MSA. The asset benefits from a strategic location less than three miles from Highway 321, offering efficient connectivity to I-85, I-40, and the region's broader transportation network.

The facility offers a modern and unique industrial footprint highlighted by a 2021 roof replacement, secured/fenced site, LED lighting, 12 dock-high doors, and a $\pm 240'$ deep truck court, along with excess land optionality. The property is fully leased to Marcal Paper, providing stable in-place cash flow with 2.6 years of remaining lease term. The property serves as a distribution facility for Marcal Paper, ideally located less than 10 minutes away from the company's manufacturing facility.

Institutionally maintained and requiring minimal capital improvements, the asset provides a rare opportunity in a market with few comparable offerings. Its position within a vibrant industrial area, supported by a strong local user base, enhances its long-term investment profile.

Investment Highlights

NNN

Lease Structure

158,359

Square Feet

100%

Leased

2.6 Yrs

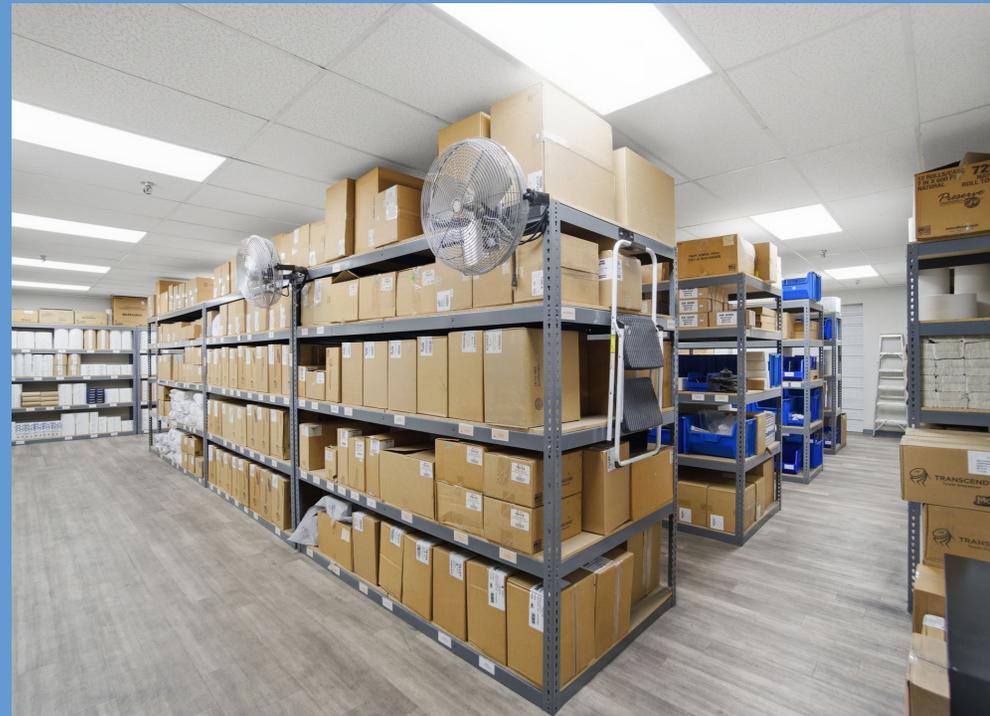
Lease Term Remaining

Fully

Secured Site

± 14.34 AC

With Excess Land Optionality



Investment Highlights

Mission Critical Industrial Facility

- 158,359 SF, institutionally maintained with minimal anticipated capital needs
- 2021 roof replacement and LED lighting throughout
- Fully secured site with outdoor storage capabilities
- Rare offering in a market with limited comparable industrial product

Strategic Location & Regional Connectivity

- Less than three miles from Highway 321, enabling efficient access to I-85, I-40 and the broader Southeast supply chain network
- Ideal positioning for logistics, manufacturing, and distribution operations
- Located within the established US-321 industrial corridor and supported by a robust surrounding user base including FedEx, Sherwin Williams, Honeywell, American Woodmark, Crate & Barrel and Medline

Strong Tenancy & Durable Cash Flow

- 100% leased, providing immediate in-place income
- 2.6 years of remaining lease term
- NNN lease structure limits landlord responsibilities to only roof and structure, minimizing landlord risk and overhead
- Positioned less than 10 minutes from Marcal's manufacturing facility in Newton
- Critical distribution location for Marcal that operates 24/7.

Site Flexibility & Expansion Optionality

- ±14.34 acres with excess land supporting trailer parking or site layout optimization
- Drive-in door access and functional site configuration
- Outdoor storage capabilities enhance utility and appeal to a wide range of industrial users



The Location

Strategically situated with efficient access to regional and national distribution corridors, Lincoln County provides connectivity to key Southeastern and U.S. markets. The county is widely recognized for its pro-business environment, supported by competitive utility rates, a business-friendly tax structure, and a long-standing commitment to workforce development.



Workforce of over 1.6 million people within a one hour drive



The county's industrial base spans a diverse set of sectors, including advanced manufacturing, fabricated metals, plastics/chemicals, automotive/transportation equipment and distribution



Manufacturing remains the largest employment sector, with approximately 7,164 county residents employed in manufacturing as of 2023



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16 Miles to I-85



18 Miles to I-40



26 Miles to I-77



31 Miles to Charlotte Inland Port

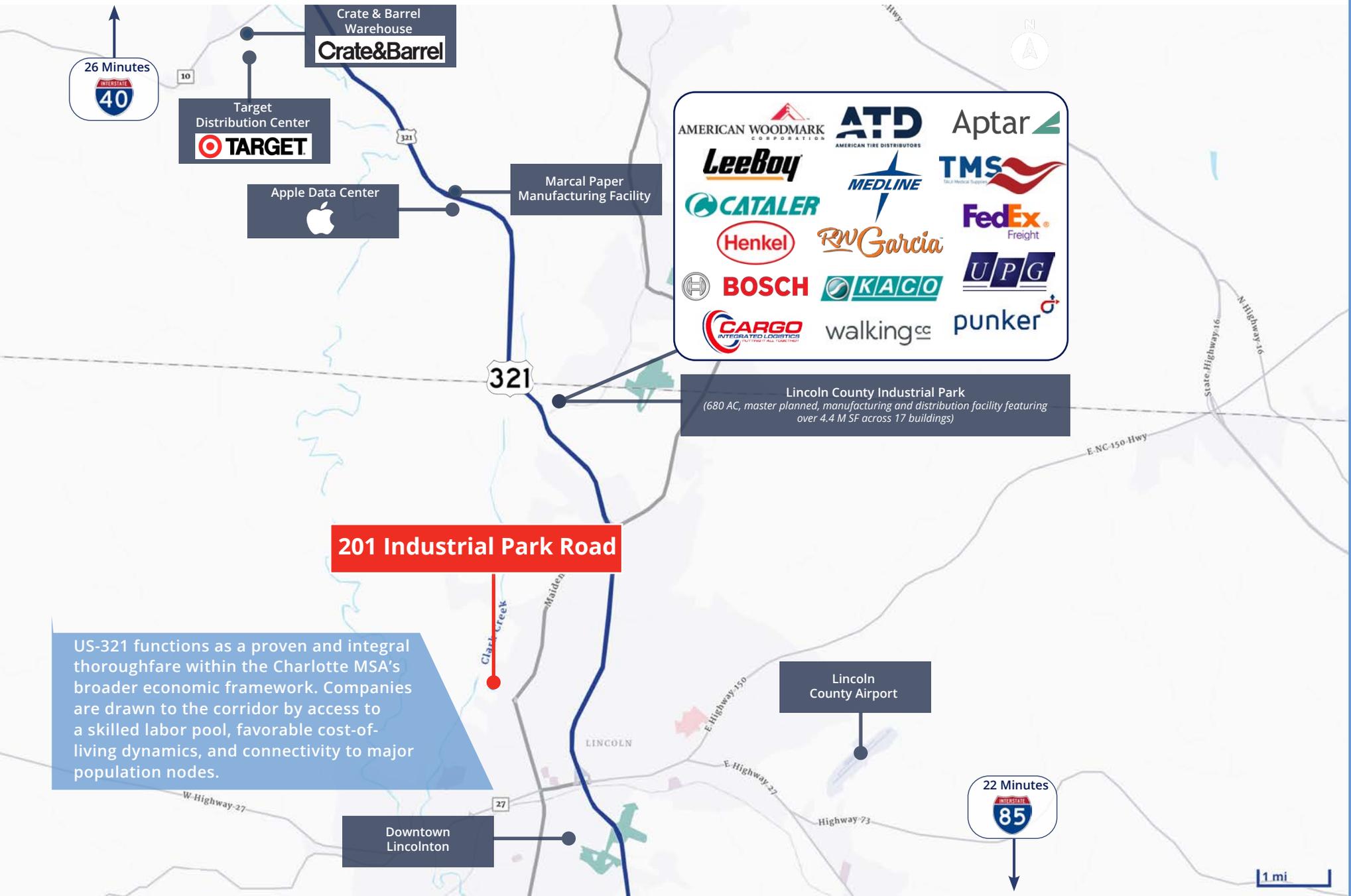


239 Miles to Port of Charleston



243 Miles to Port of Wilmington

Established US-321 Corridor



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US-321 functions as a proven and integral thoroughfare within the Charlotte MSA's broader economic framework. Companies are drawn to the corridor by access to a skilled labor pool, favorable cost-of-living dynamics, and connectivity to major population nodes.

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