



3099 FINGER MILL ROAD, LINCOLNTON, NC  
**±272,788 SF AVAILABLE**



**MATT TREBLE**  
Vice Chair  
+1 704 335 4430  
[matt.treble@cushwake.com](mailto:matt.treble@cushwake.com)

**FERMIN DEOCA**  
Executive Managing Director  
+1 704 335 4436  
[fermin.deoca@cushwake.com](mailto:fermin.deoca@cushwake.com)

**FRANCES CRISLER**  
Director  
+1 704 620 6014  
[Frances.crisler@cushwake.com](mailto:Frances.crisler@cushwake.com)

# PROPERTY HIGHLIGHTS



**±272,788 SF**  
Available



**±2.17 AC**  
Outdoor Storage Area



**±2,902 SF**  
Office



**26'**  
Clear height



**ESFR**  
Sprinkler



**35' x 50'**  
Column Spacing



**20 with Pit Levelers**  
(Expandable)  
Dock High Doors



**2 (24' x 14'**  
& 14' x 14')  
Drive In Doors



**100,000-150,000 SF**  
EXPANSION PAD



**LED**  
Lighting

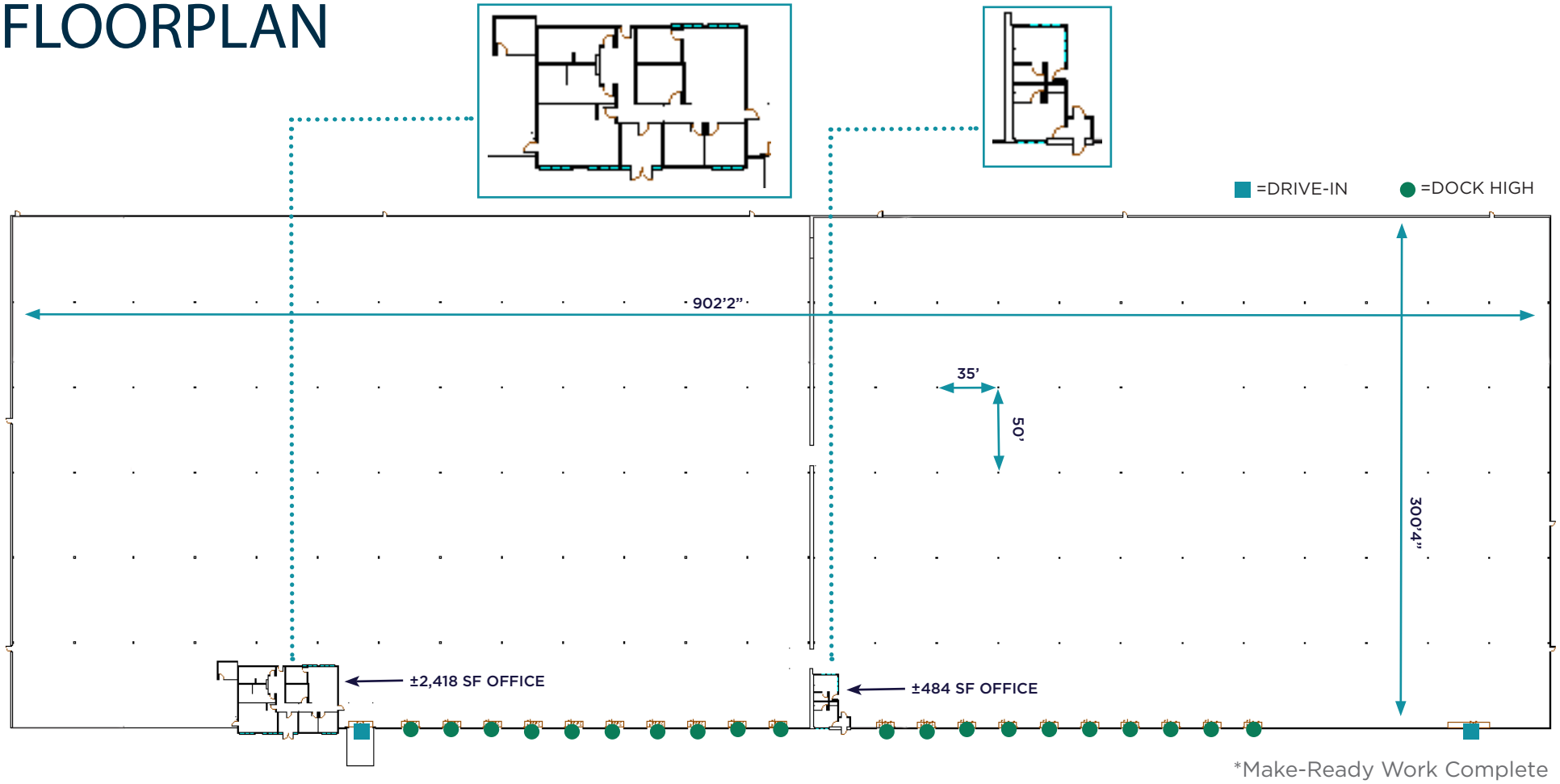


**1,200 Amps at**  
**480/277V**  
Power

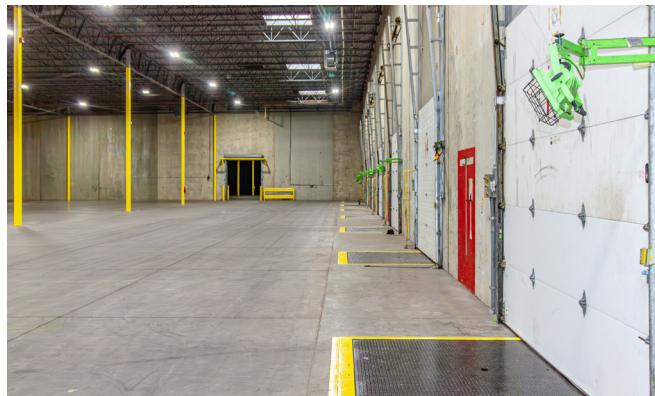


**2022**  
Roof Replacement

# FLOORPLAN



# PROPERTY PHOTOS



# LOCATION

51 min, ± 42.5 Miles to  
**UPTOWN  
CHARLOTTE**



41 min, ± 35 Miles  
**CHARLOTTE  
DOUGLAS  
INTL. AIRPORT**



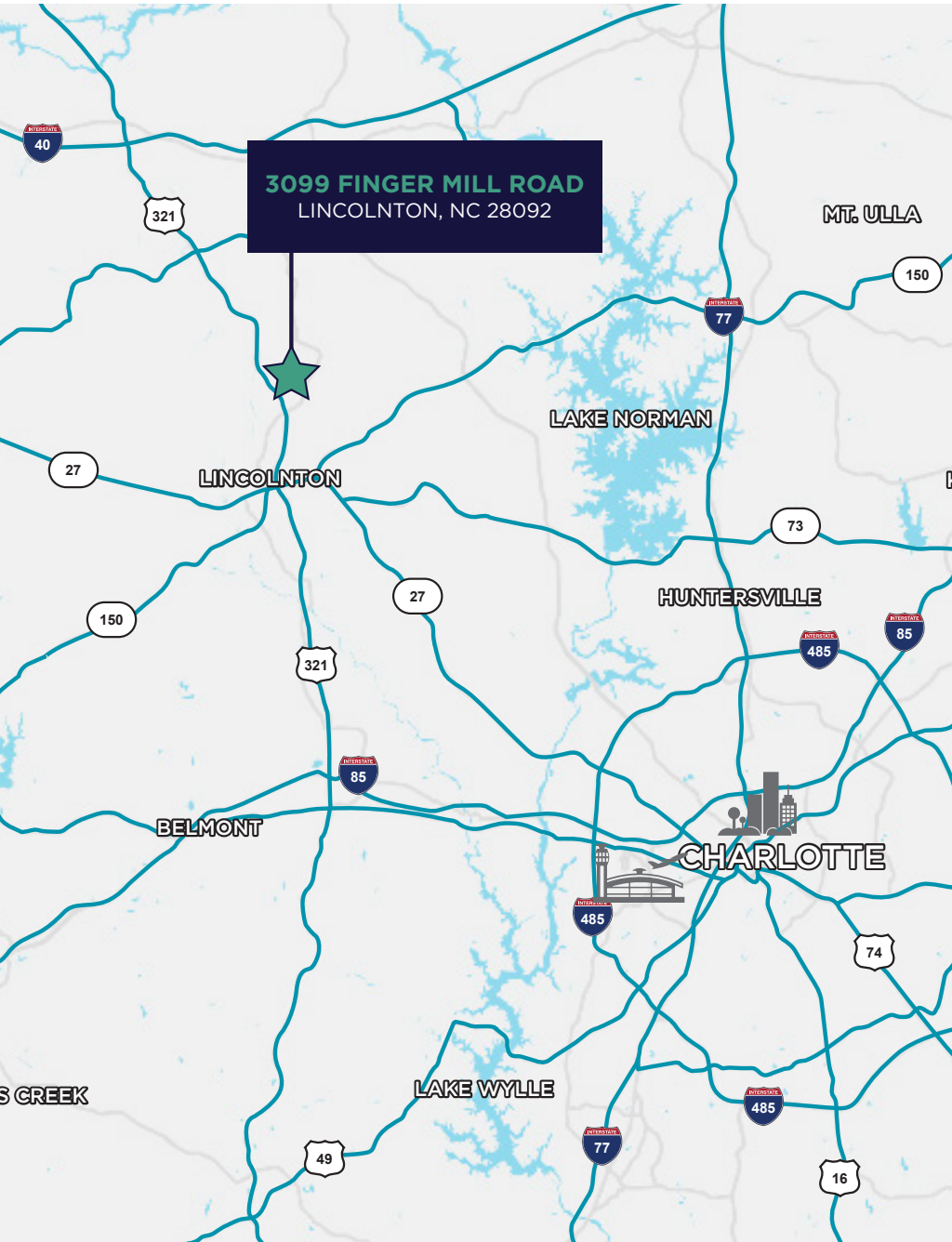
24 min 19 miles  
**I-85**



24 min 19 miles  
**I-40**

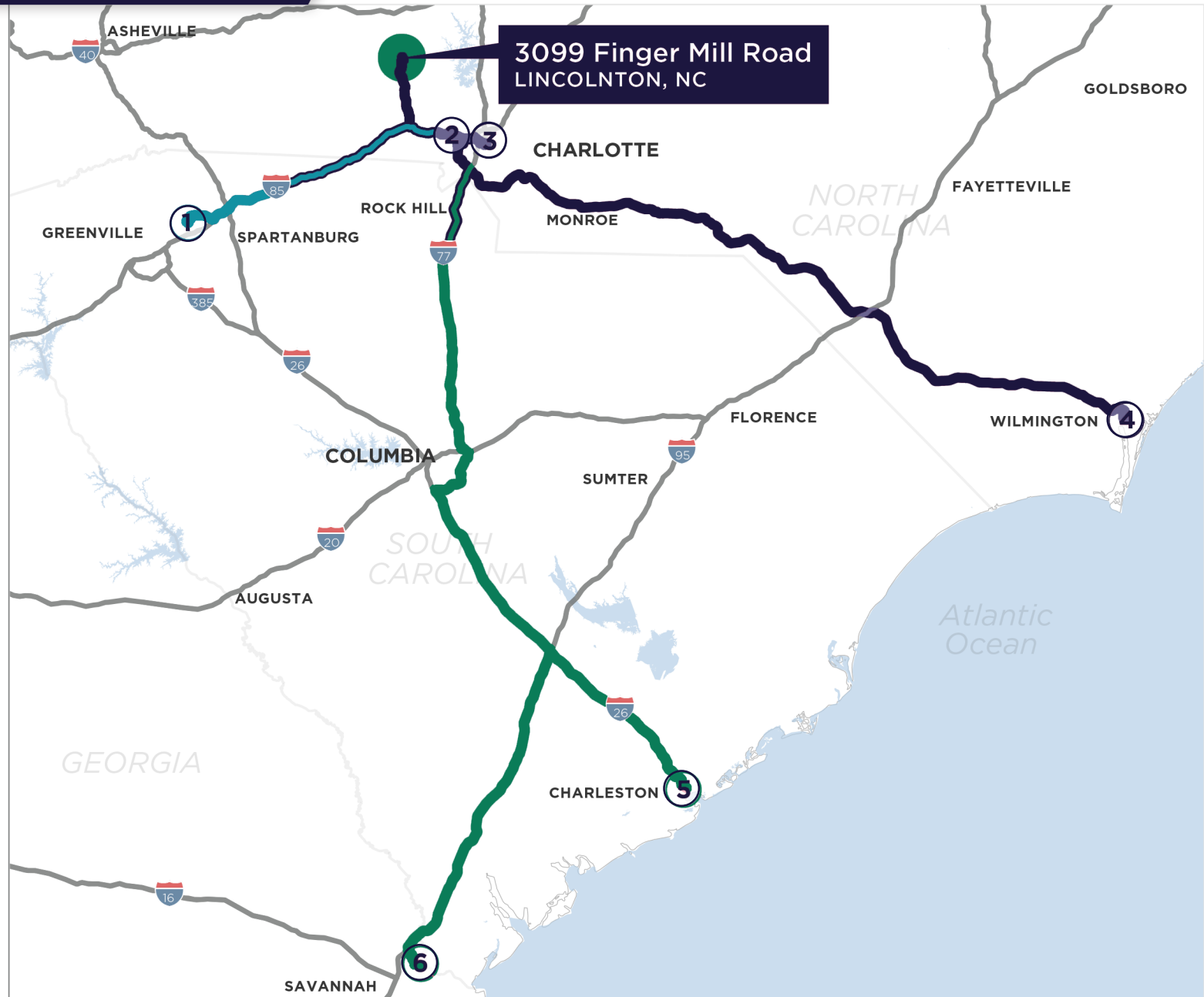


5 min 1.7 miles  
**321  
CONNECTIVITY**



# REGIONAL CONNECTIVITY

- 1 Inland Port Greer**  
1.5 hours | 86 miles
- 2 Charlotte Douglas International Airport**  
41 mins | 35.5 miles
- 3 Charlotte, NC**  
48.8 mins | 41.3 miles
- 4 Port of Wilmington**  
4 hours | 245 miles
- 5 Port of Charleston**  
3.75 hours | 240 miles
- 6 Port of Savannah**  
4.5 hours | 284 miles



±2.17 ACRES OF  
OUTSIDE STORAGE

100,000-150,000 SF  
EXPANSION PAD

**FOR MORE INFORMATION, PLEASE CONTACT:**

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