

WEST SITE
CURRENT CONSTRUCTION
STATUS

Site
Cleared

Pad Work
Commenced

Pad
Complete

Walls
Tilted

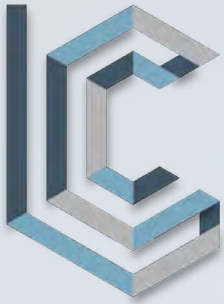
Roof Work
Underway

Roof
Installed

Paving
Complete

Ready for
Occupancy

BLDG
2



LINCOLN COMMERCE CENTER



BUILDING 2 - READY FOR OCCUPANCY

± 100,000 - 367,886 SF



WWW.LINCOLNCOMMERCECENTER.COM

CROW HOLDINGS
INDUSTRIAL



FERMIN DEOCA
+1 704 335 4436
fermin.deoca@cushwake.com

MATT TREBLE
+1 704 335 4430
matt.treble@cushwake.com

LINCOLN COMMERCE CENTER PARK



PARK ACCESS POINTS



1,993,611 SF



CROSS-DOCK & REAR
LOAD BUILDINGS



MULTI-TENANT &
SINGLE TENANT USERS



ACCESS TO
HWY 16 & HWY 73

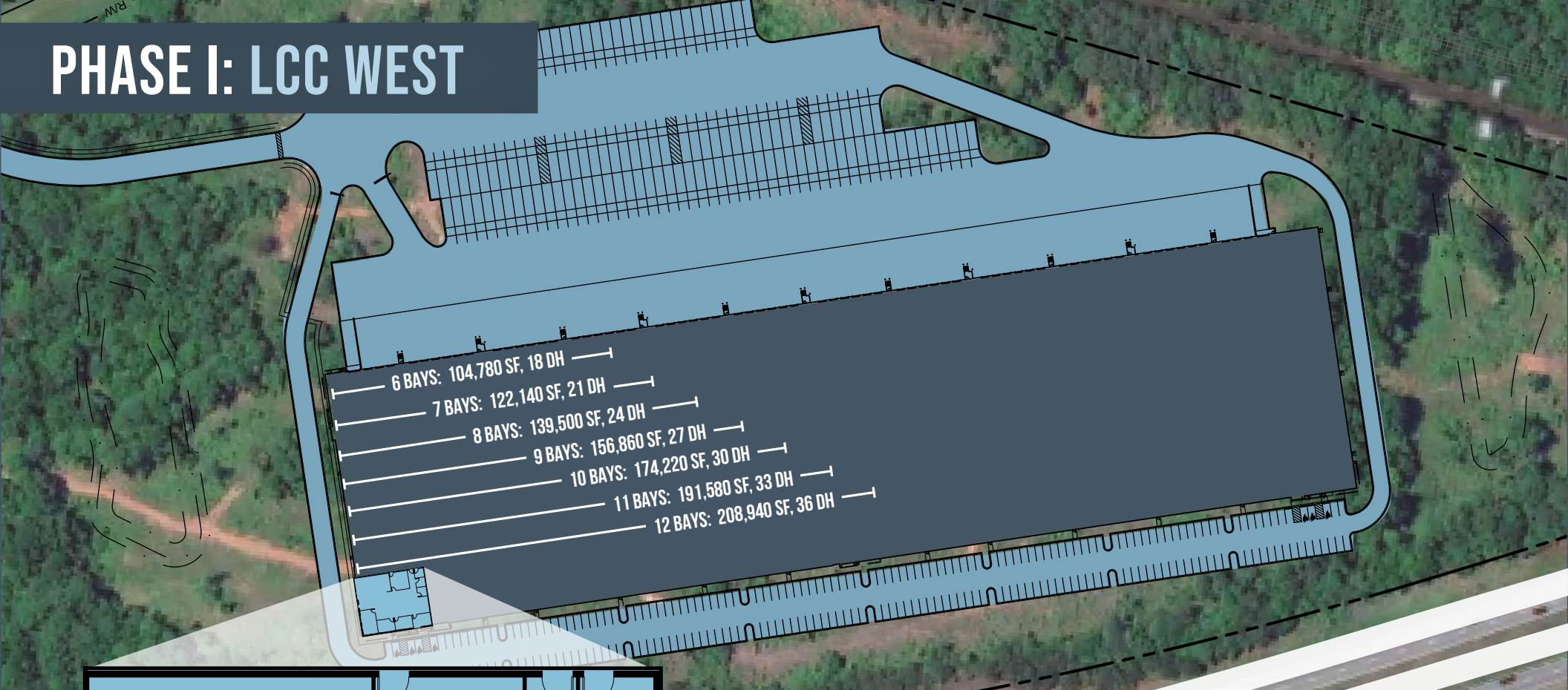


ABUNDANT NEARBY
AMENITIES



AMPLE PARKING FOR
CARS & TRAILERS

PHASE I: LCC WEST



6 BAYS: 104,780 SF, 18 DH
7 BAYS: 122,140 SF, 21 DH
8 BAYS: 139,500 SF, 24 DH
9 BAYS: 156,860 SF, 27 DH
10 BAYS: 174,220 SF, 30 DH
11 BAYS: 191,580 SF, 33 DH
12 BAYS: 208,940 SF, 36 DH

3,549 SF

BUILDING 2: ± 100,000-367,886 SF

DIMENSIONS: ±1,180' X 310'

CLEAR HEIGHT: 36'

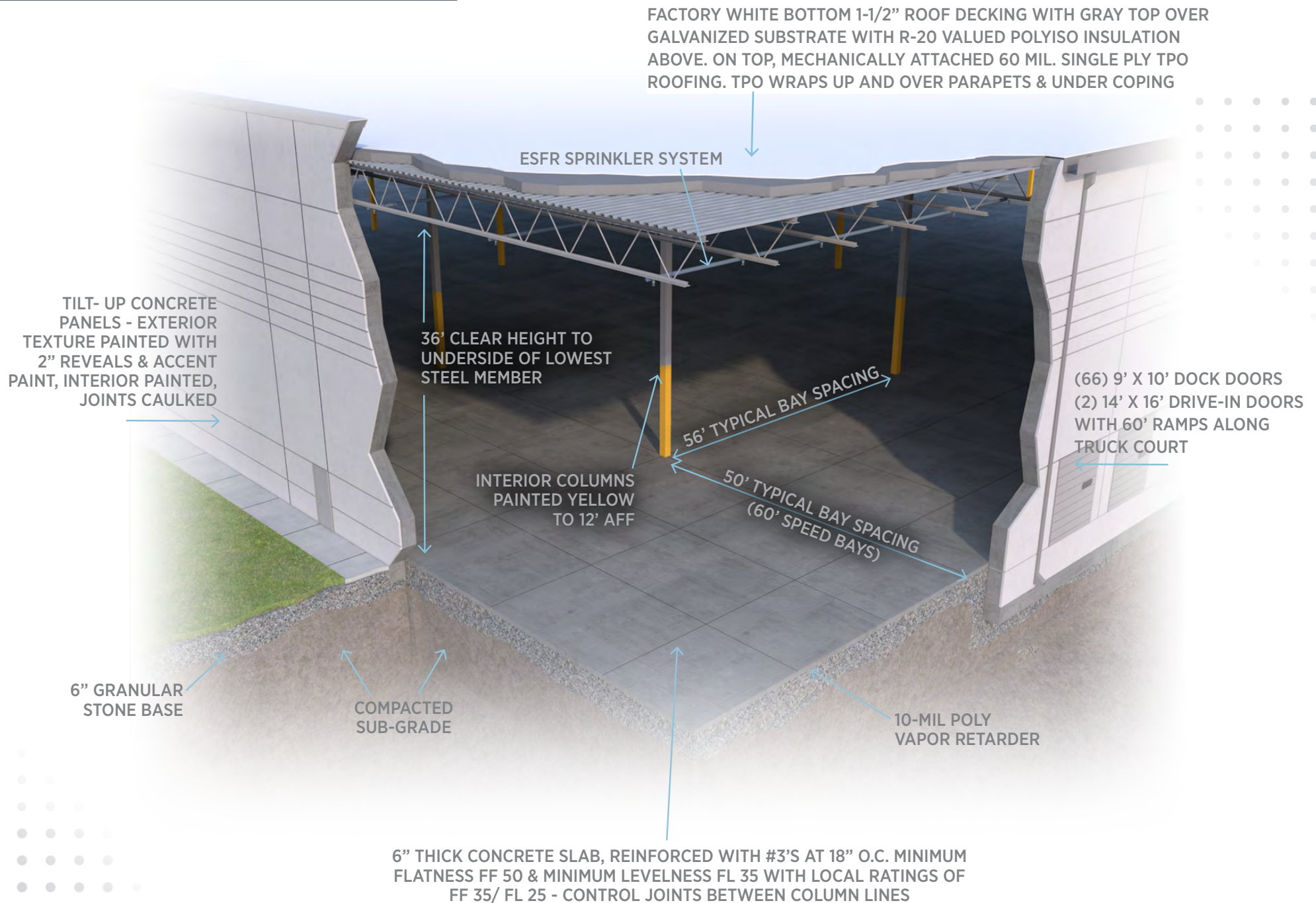
COLUMN SPACING: 50' X 56'

STAGING BAY: 60'

LOADING: 66 DH - 2 DI

PARKING: 236 CAR 129 TRAILER

LCC WEST: BUILDING 2



PHASE II: LCC EAST



BUILDING 1:

BLDG SIZE: 945' X 322'

CLEAR HEIGHT: 36'

PARKING: 150 CAR 66 TRAILERS

+ EXPANSION TO 182 TOTAL

BUILDING 2:

BLDG SIZE: 270' X 840'

CLEAR HEIGHT: 32'

PARKING: 140 CAR 42 TRAILERS

+ EXPANSION TO 66 TOTAL

BUILDING 3:

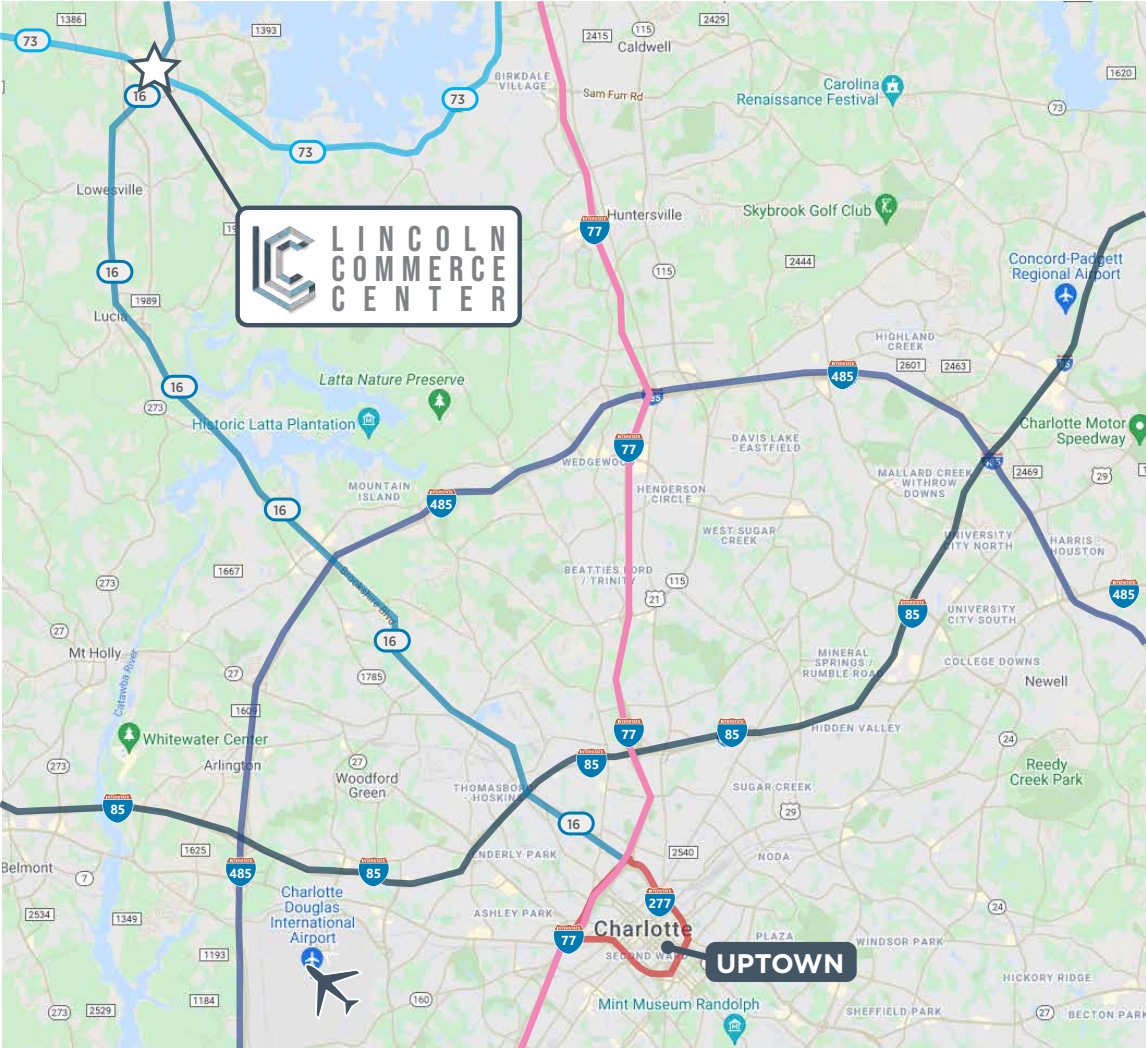
BLDG SIZE: 432' X 1050'

CLEAR HEIGHT: 36'

PARKING: 265 CAR 61 TRAILERS

+ EXPANSION TO 189 TOTAL

LCC: MAPS



	MILES	DRIVE TIME
	8.6 MILES	18 MIN
	10.7 MILES	15 MIN
	16.3 MILES	20 MIN

	MILES	DRIVE TIME
	18.5 MILES	29 MIN
	19.2 MILES	26 MIN
UPTOWN	19.8 MILES	30 MIN



LOCAL AMENITIES (10 MIN DRIVE)





LCC: DEMOGRAPHICS



POPULATION

	10 MILE	30 MILE	50 MILE
2010	120,122	1,907,008	2,997,320
2021	181,366	2,111,318	3,325,087
2026	199,831	2,271,993	3,552,900



AVG. HOUSEHOLD INCOME

	10 MILE	30 MILE	50 MILE
AVG	\$127,717	\$94,362	\$90,317
MED	\$87,359	\$67,281	\$62,282



OF HOUSEHOLDS

	10 MILE	30 MILE	50 MILE
2010	42,369	618,874	1,299,870
2021	78,180	898,326	1,409,137
2026	86,758	974,686	1,516,500

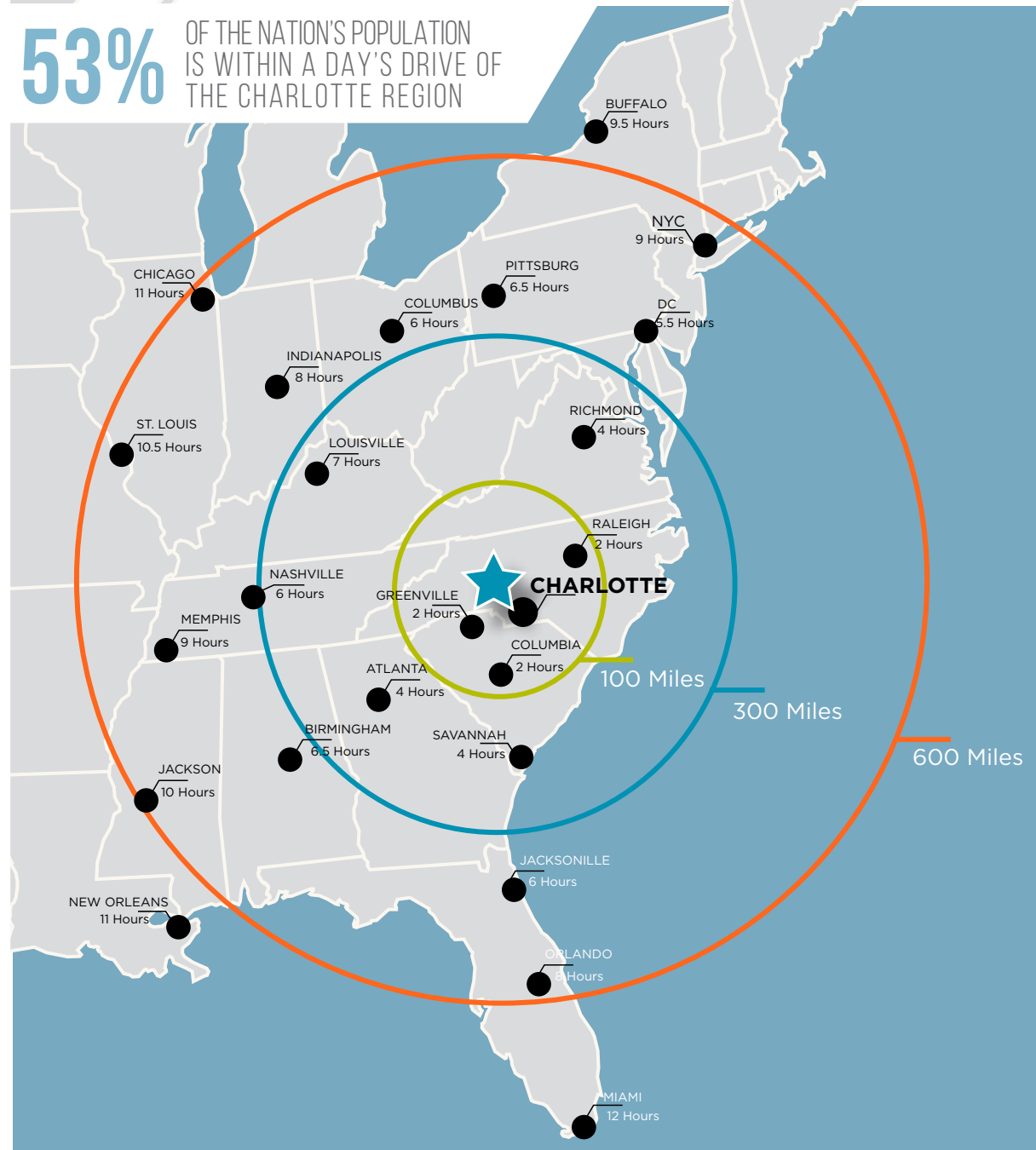


LABOR

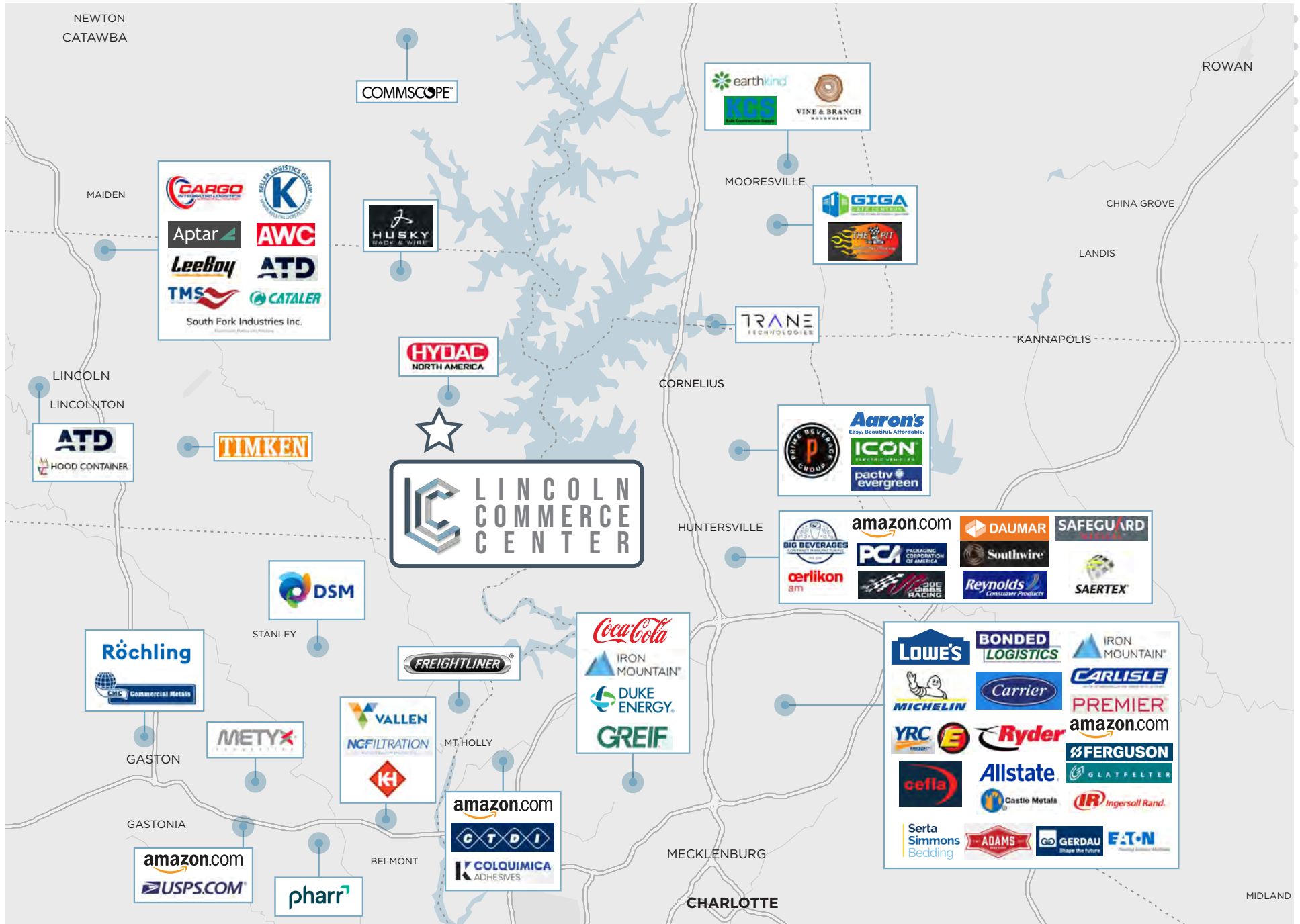
	10 MILE	30 MILE	50 MILE
EMPLOYEES	94,528	1,072,478	1,656,295

53%

OF THE NATION'S POPULATION
IS WITHIN A DAY'S DRIVE OF
THE CHARLOTTE REGION



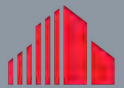
LCC: CORPORATE NEIGHBORS



CROW HOLDINGS
INDUSTRIAL



L I N C O L N
C O M M E R C E
C E N T E R



CUSHMAN &
WAKEFIELD

FERMIN DEOCA

+1 704 335 4436

fermin.deoca@cushwake.com

MATT TREBLE

+1 704 335 4430

matt.treble@cushwake.com

©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.