

WEST SITE
CURRENT CONSTRUCTION
STATUS

Site
Cleared

Pad Work
Commenced

Pad
Complete

Walls
Tilted

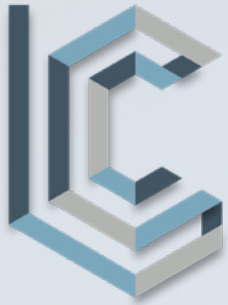
Roof Work
Underway

Roof
Installed

Paving
Complete

Ready for
Occupancy

BLDG
2



LINCOLN
COMMERCE
CENTER



WWW.LINCOLNCOMMERCECENTER.COM

CROW HOLDINGS
INDUSTRIAL



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LINCOLN COMMERCE CENTER PARK



1,993,611 SF



CROSS-DOCK & REAR LOAD BUILDINGS



MULTI-TENANT & SINGLE TENANT USERS



ACCESS TO HWY 16 & HWY 73

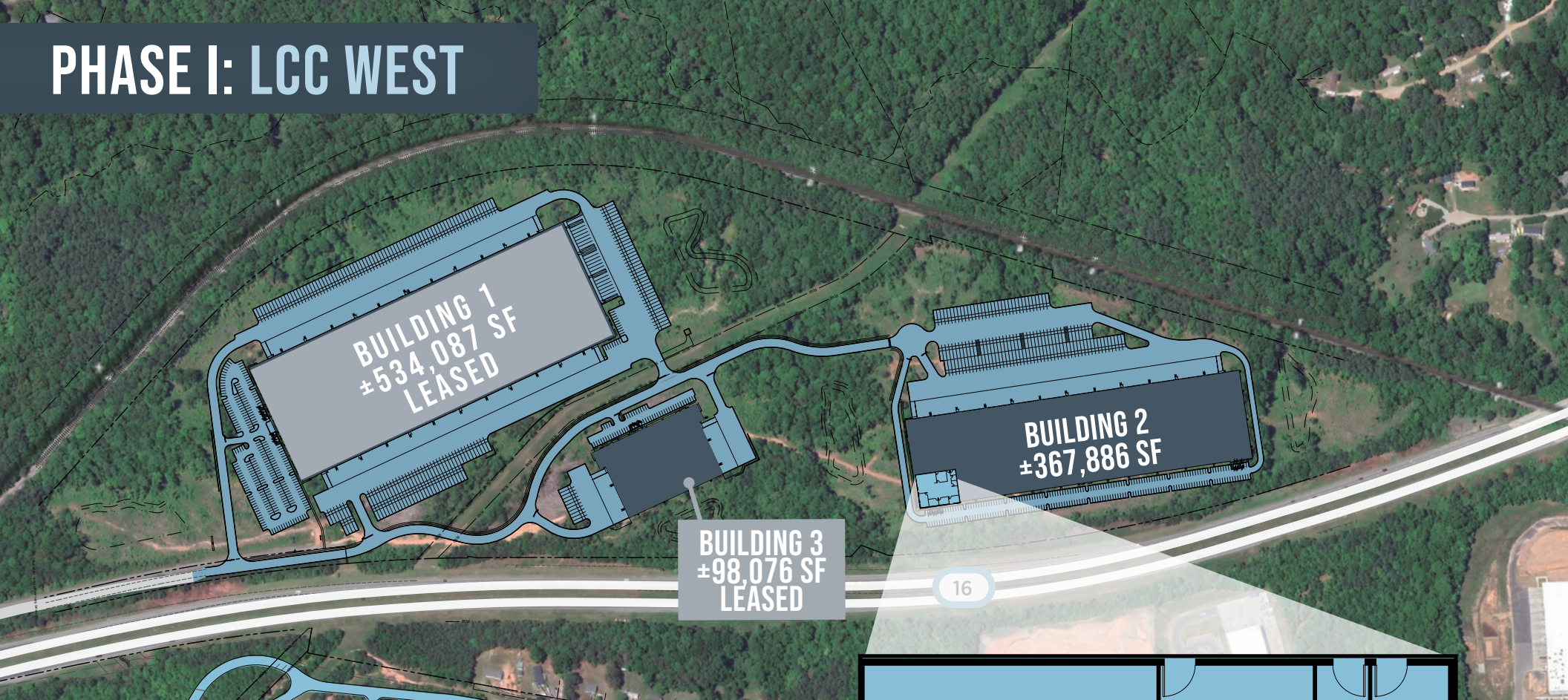


ABUNDANT NEARBY AMENITIES



AMPLE PARKING FOR CARS & TRAILERS

PHASE I: LCC WEST



BUILDING 1
±534,087 SF
LEASED

BUILDING 2
±367,886 SF

BUILDING 3
±98,076 SF
LEASED

BUILDING 2: 1027 LINCOLN COMMERCE CENTER COURT

DIMENSIONS: ±1,180' X 310'

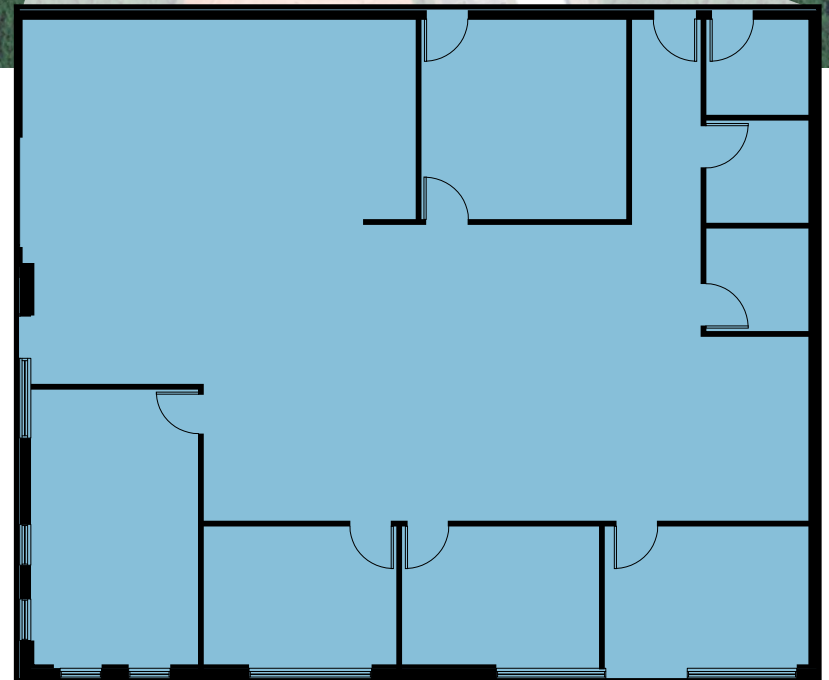
CLEAR HEIGHT: 36'

COLUMN SPACING: 50' X 56'

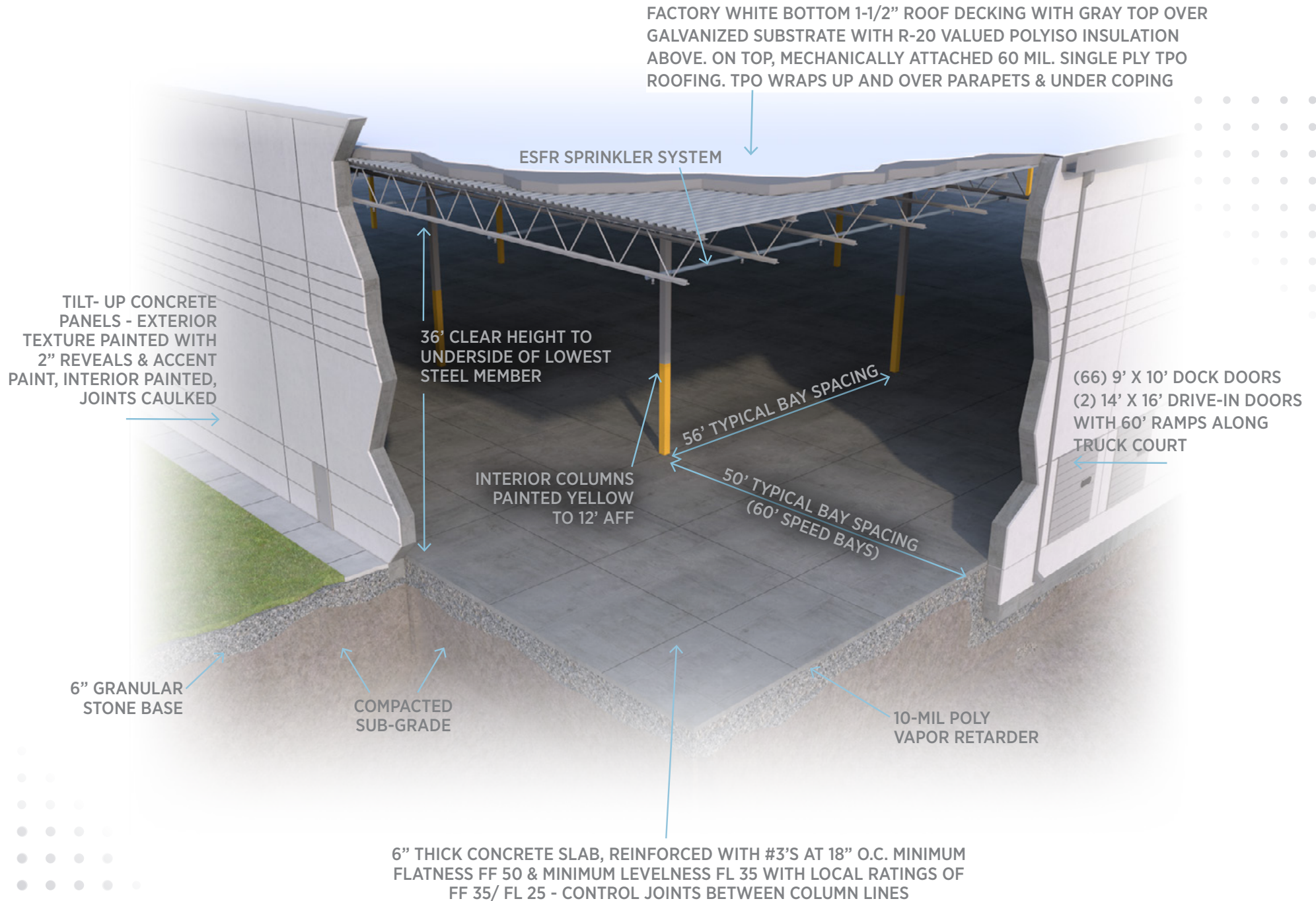
STAGING BAY: 60'

LOADING: 66 DH - 2 DI

PARKING: 236 CAR 129 TRAILER



LCC WEST: BUILDING 2



PHASE II: LCC EAST



BUILDING 1:

BLDG SIZE: 945' X 322.5'

PARKING: 170 CAR 211 TRAILER

BUILDING 2:

BLDG SIZE: 1,050' X 440'

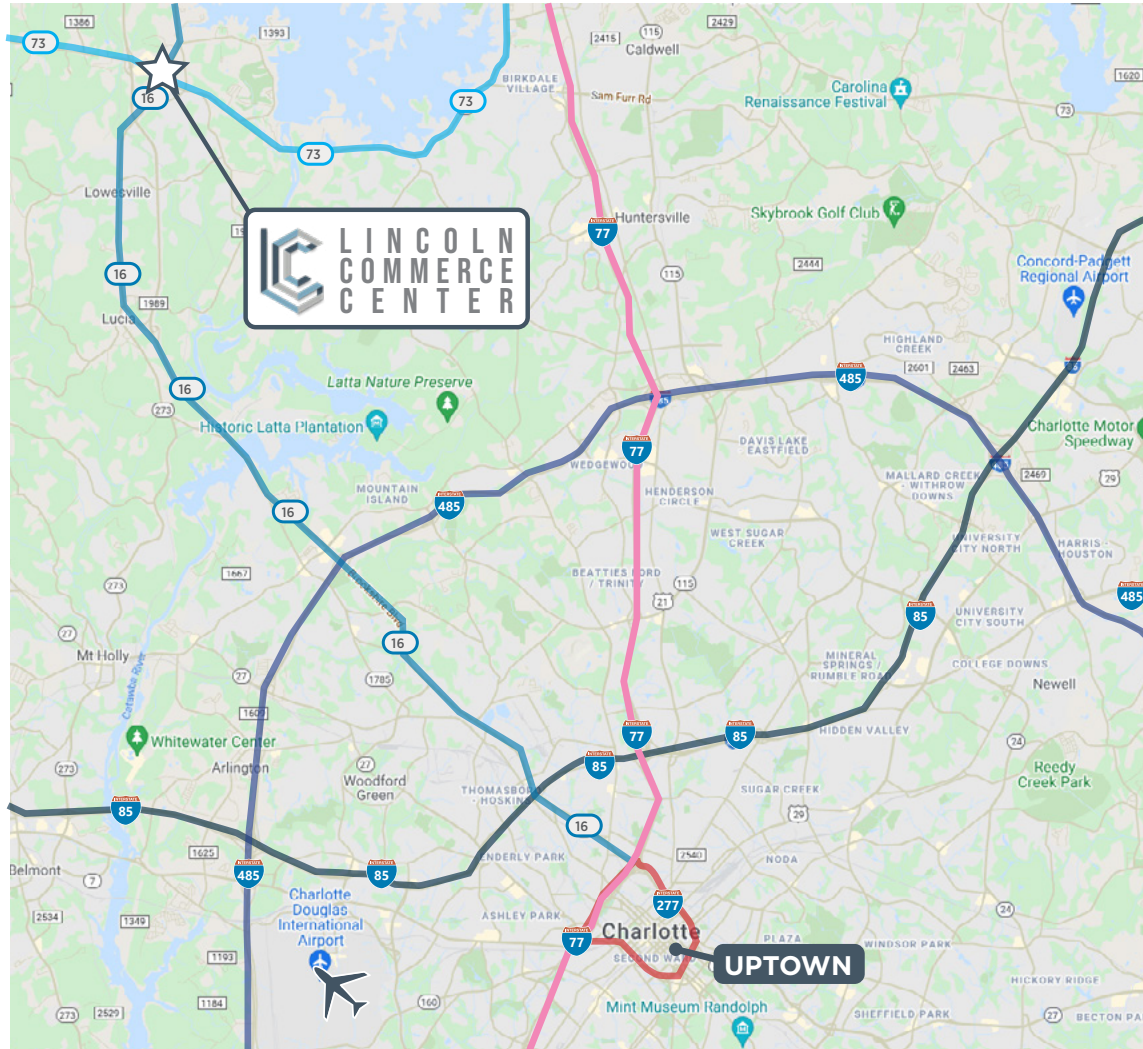
PARKING: 285 CAR 189 TRAILER

BUILDING 3:

BLDG SIZE: 840' X 270'

PARKING: 195 CAR 47 TRAILER

LCC: MAPS



	MILES	DRIVE TIME		MILES	DRIVE TIME
	8.6 MILES	18 MIN		18.5 MILES	29 MIN
	10.7 MILES	15 MIN		19.2 MILES	26 MIN
	16.3 MILES	20 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

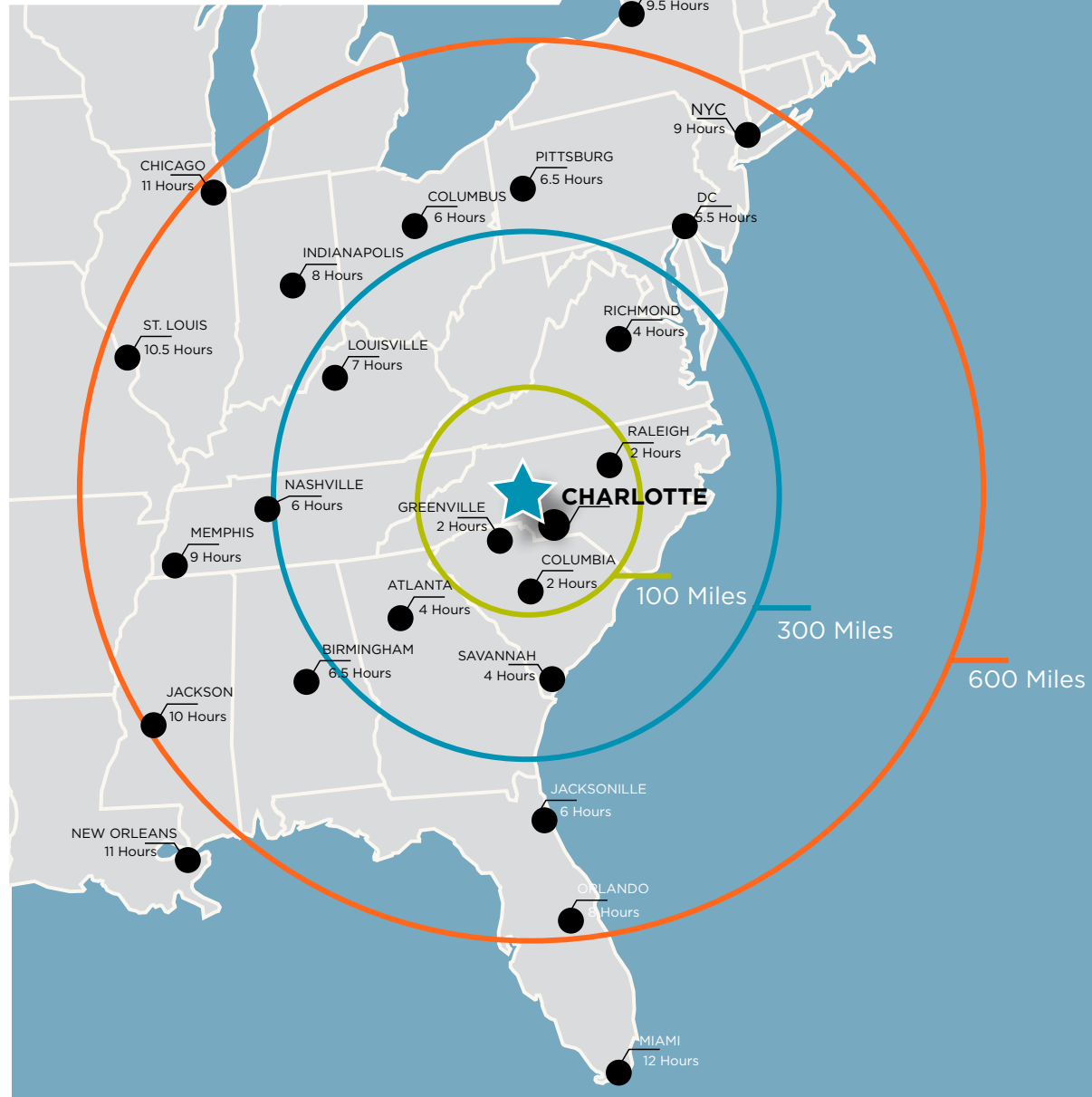
	10 MILE	30 MILE	50 MILE
2010	42,369	618,874	1,299,870
2021	78,180	898,326	1,409,137
2026	86,758	974,686	1,516,500



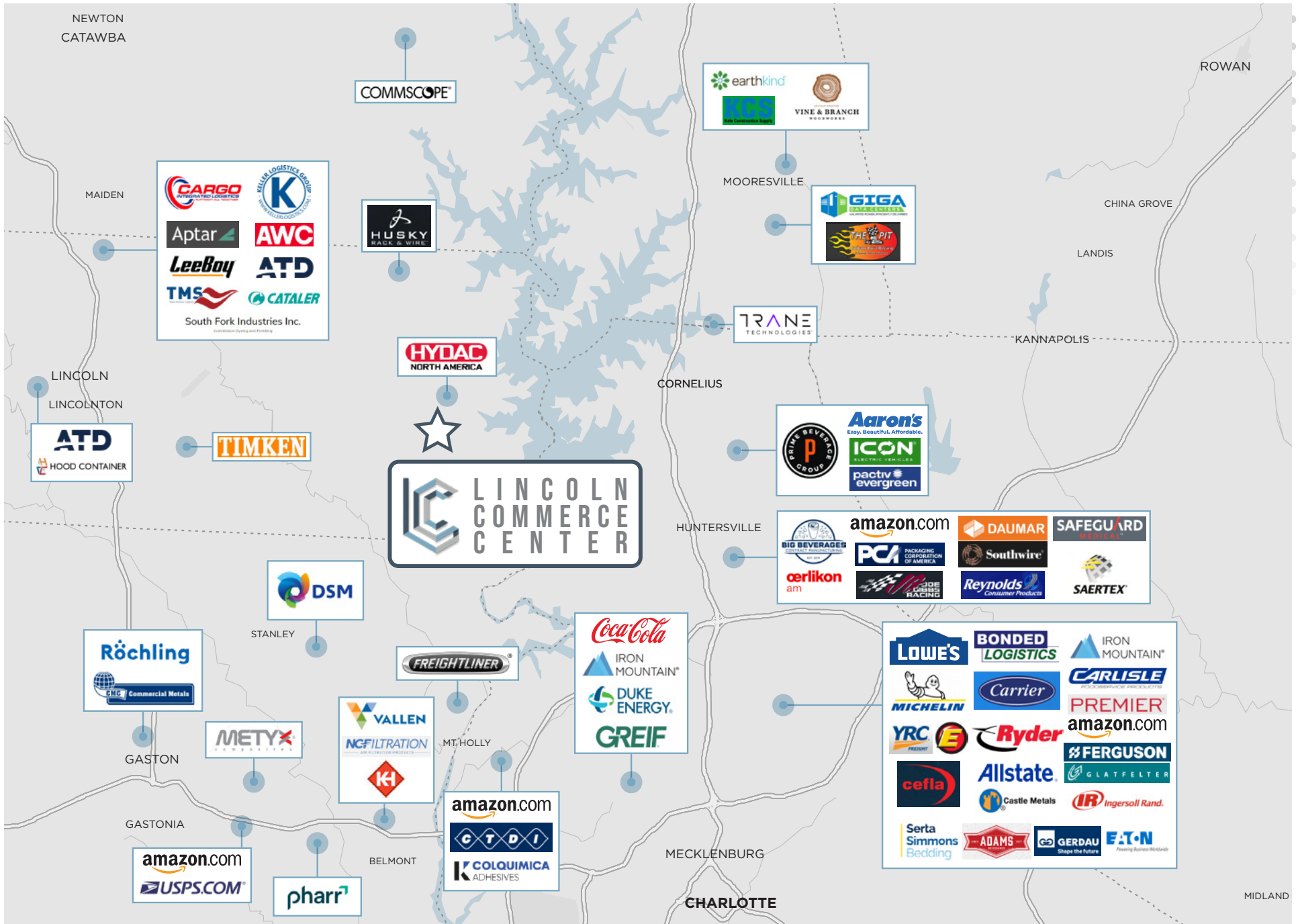
LABOR

	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



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INDUSTRIAL



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



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