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**LINCOLNTON, NC
INDUSTRIAL
FOR SALE OR LEASE**

129 LEGIONNAIRE RD.
LINCOLNTON, NC 28092



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PROPERTY OVERVIEW

119,652 SF

TOTAL SQUARE FEET

\$3.50- \$4.00 / SF

LEASE RATE

PLEASE CALL AGENT

ASKING PRICE

G M C

ZONING

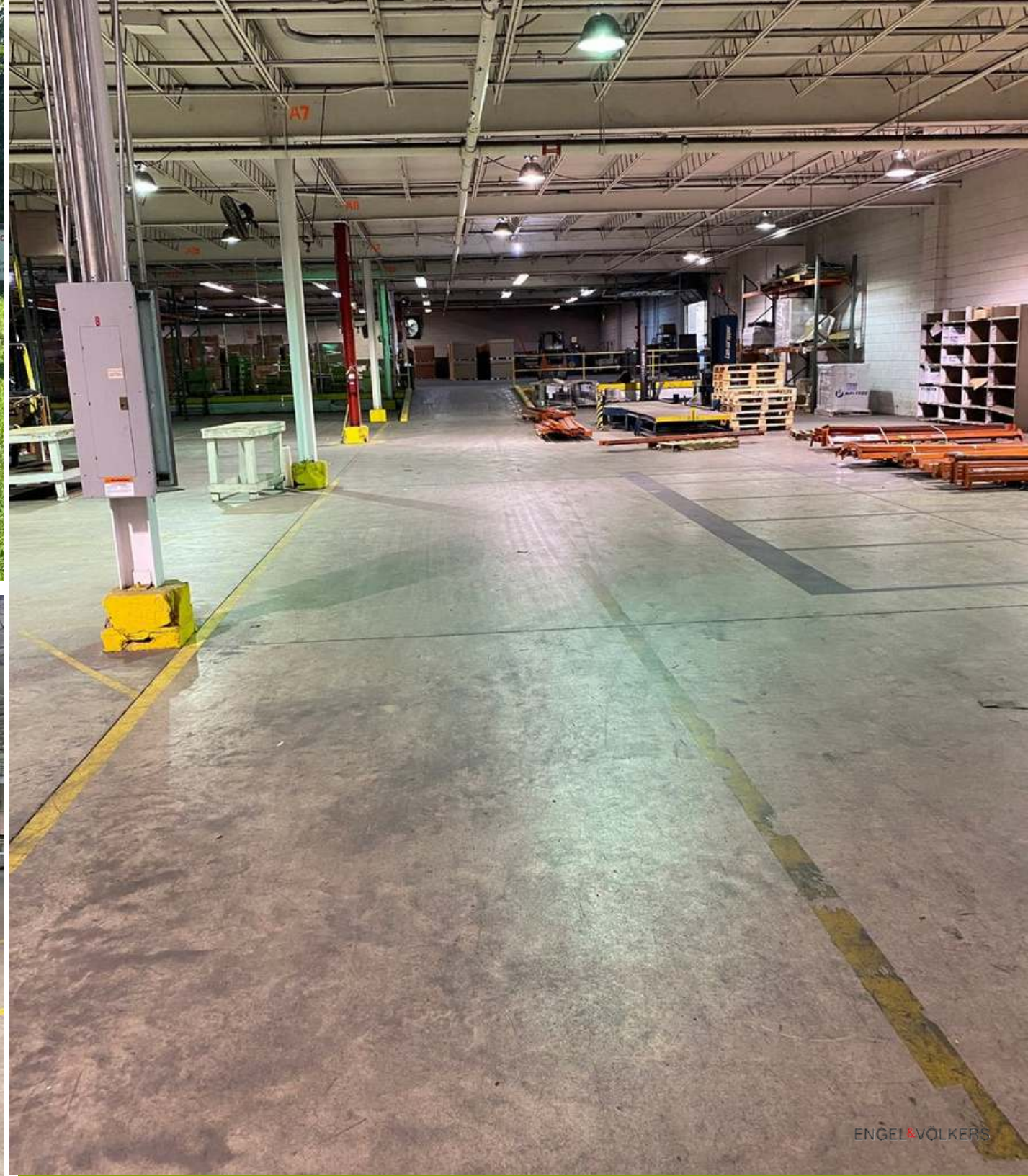
COULD BE SUBDIVIDED: 15,000 TO 119,652 SF

PROPERTY INFORMATION:

- **Uses:** General Manufacturing / Warehouse
- **Office Space:** 3,500± SF (included in total 119,652 SF)
- **Land:** 43 ± Acres
- **Expansion:** Additional land for building expansion or separate development opportunity

FEATURES:

- **Power:** Heavy 3-phase power
- **Fire Protection:** Sprinklered
- **Clear Height:** 16' - 18'
- **Doors:** Two (2) 8' x 9' & Two (2) 8' x 10' Dock High Doors One (1) 10' x 12' Drive-In Door
- **Column Spacing:** 25' x 38'





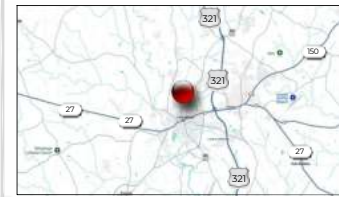
EXIT



3 EXTERIOR VIEW



4 AERIAL VIEW



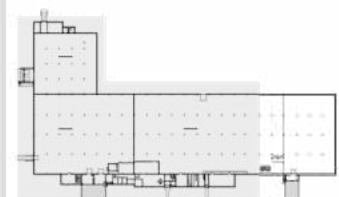
5 VICINITY MAP



6 EXTERIOR VIEW



7 EXTERIOR VIEW



8 KEY PLAN



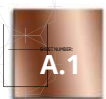
21 EXISTING FLOOR PLAN
SCALE: 3/32"=1'-0"

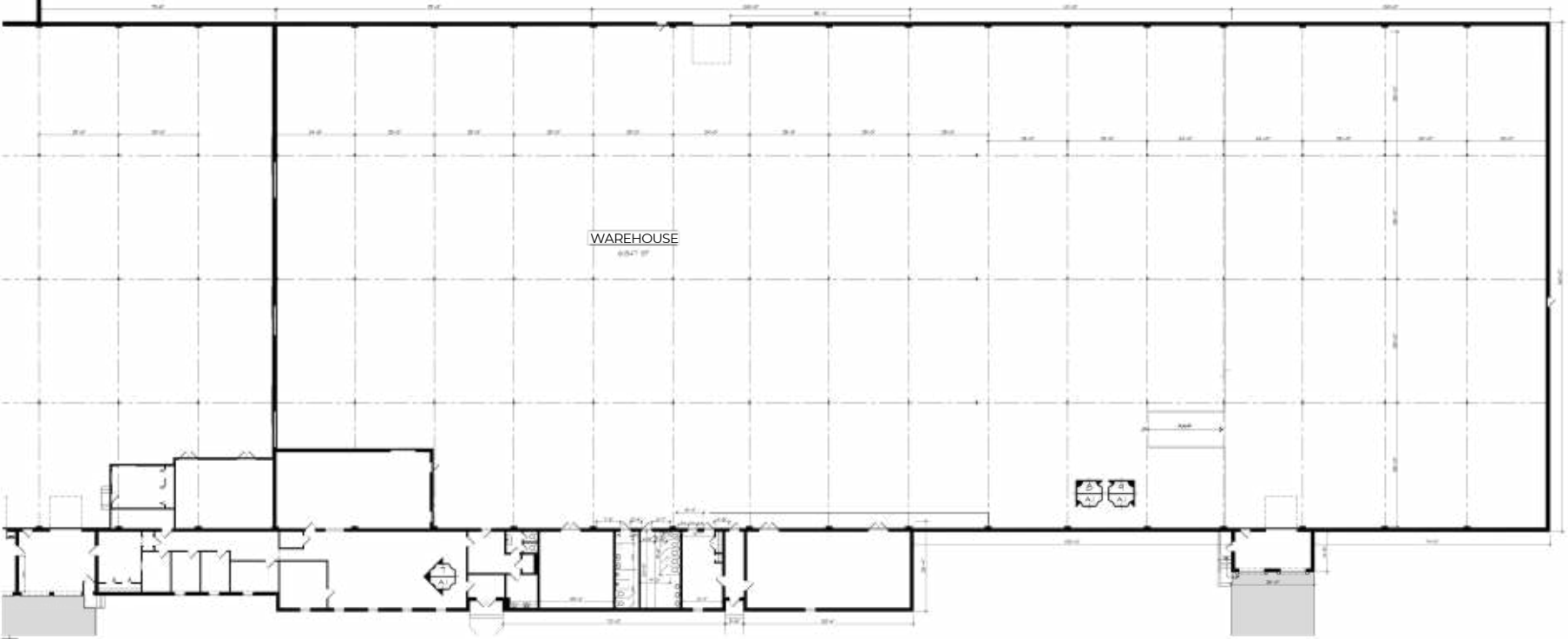
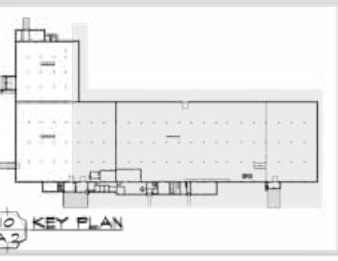


COMMERCE PARK E
129 LEGIONAIRE DRIVE, LINCOLTON, NORTH CAROLINA 28092

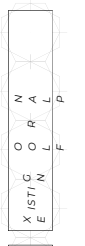


DATE: 01/20/2024



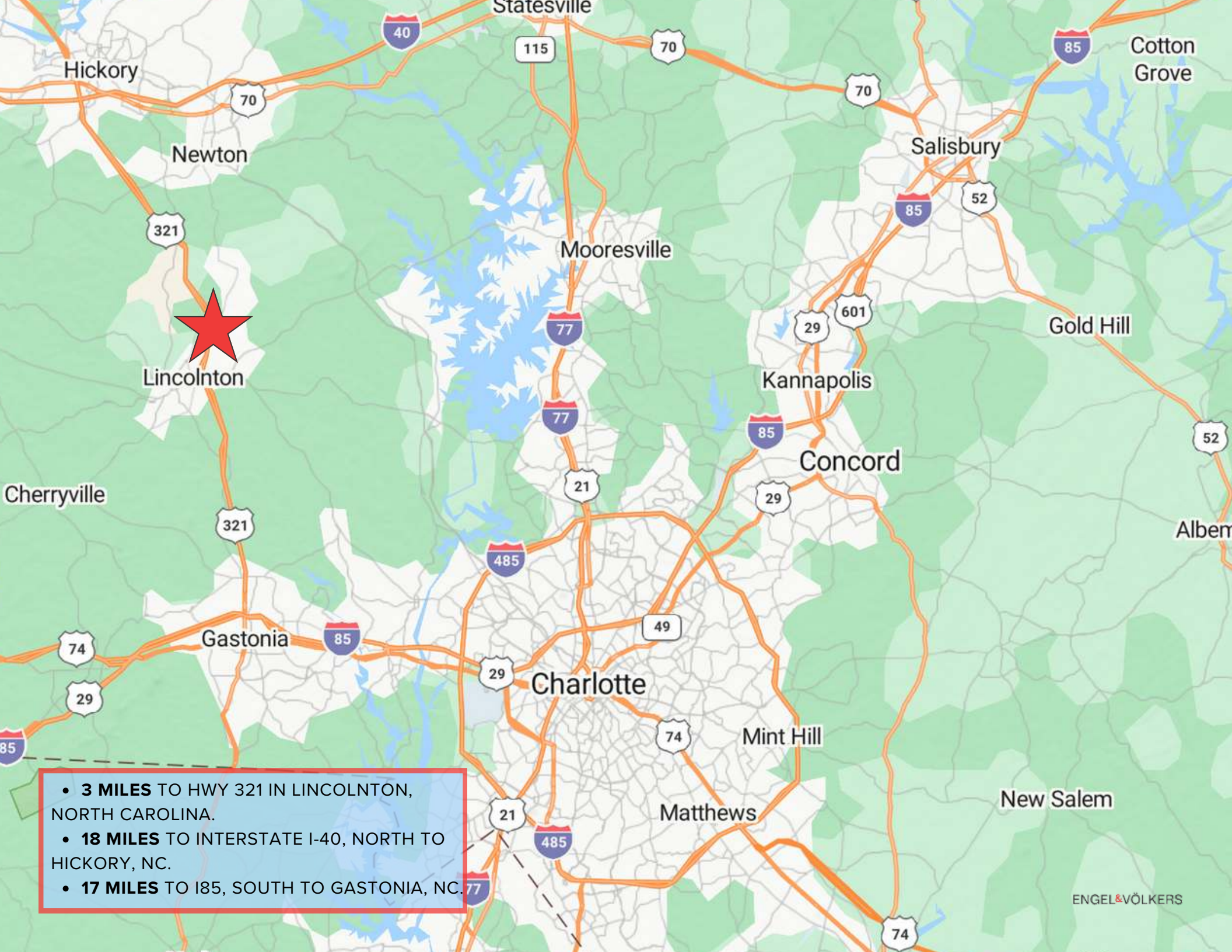


COMMERCIAL SPACE
129 LEGIONAIRE DRIVE, LINCOLTON, NORTH CAROLINA 28092



DATE: 07 OCT 2024





- **3 MILES** TO HWY 321 IN LINCOLNTON, NORTH CAROLINA.
- **18 MILES** TO INTERSTATE I-40, NORTH TO HICKORY, NC.
- **17 MILES** TO I85, SOUTH TO GASTONIA, NC.

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2024 Estimated Population	3,123	17,444	32,937
2029 Population Prediction	3,624	20,294	38,258
2024 Average Household Income	\$70,265	\$64,838	\$72,330



These key demographic indicators highlight the strong population base and solid average household income in the surrounding area, providing a robust labor force and consumer market ideal for supporting industrial and commercial growth. The location offers access to a thriving community, ensuring long-term viability for businesses seeking to lease or purchase space.

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