

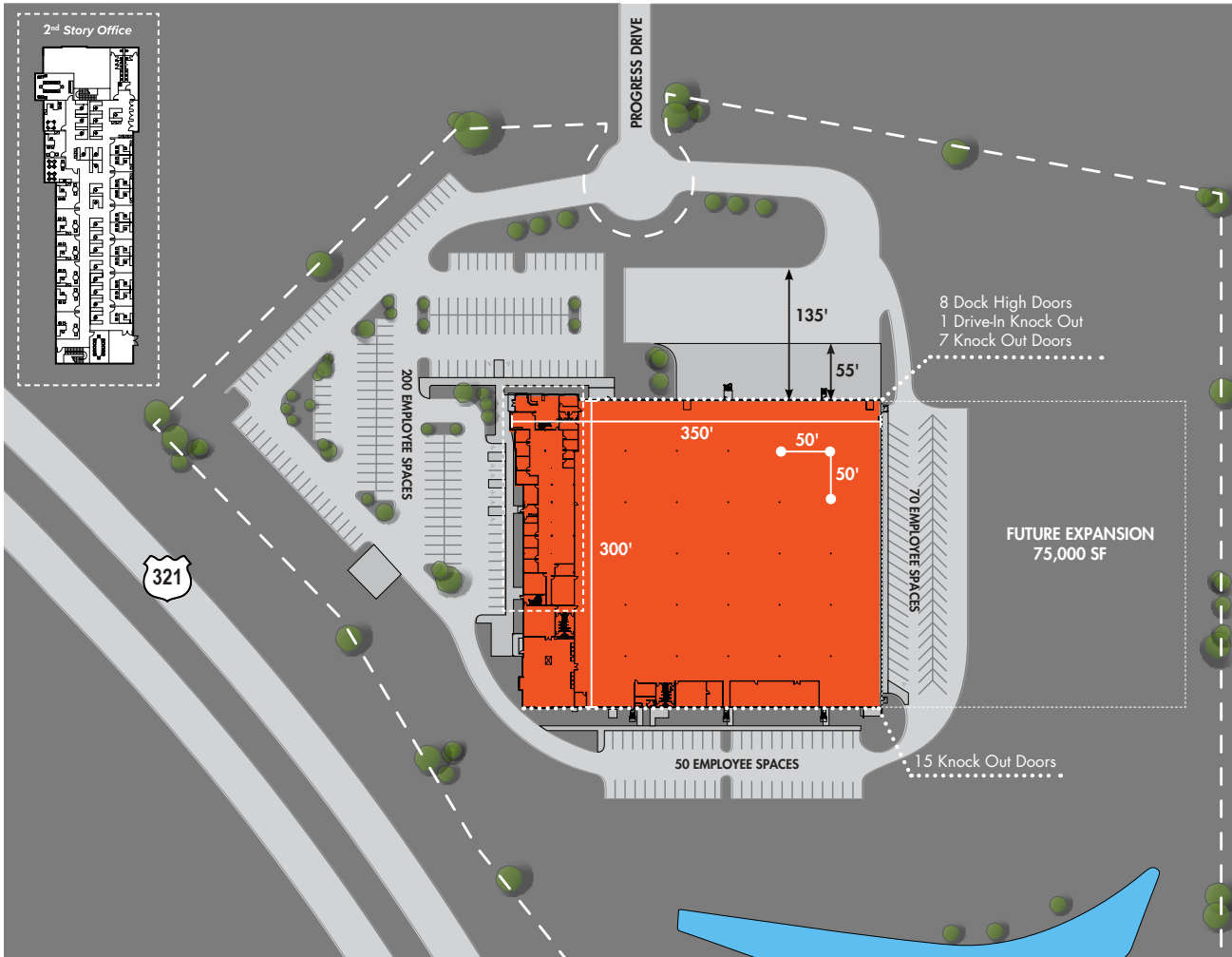
3211 PROGRESS DRIVE

LINCOLNTON, NORTH CAROLINA



SUBLEASE THROUGH JANUARY 2031

BUILDING FEATURES



SUBLEASE LxD	1/20/2031
TOTAL SF:	115,924 SF
OFFICE (TWO STORY)	26,924 SF
WAREHOUSE	89,000 SF
CLEAR HEIGHT	30'
COLUMNS	50' X 50'
SIDE LOADING	8 DOCK HIGH DOORS 9x10
DRIVE-INS	1 OVERSIZED KNOCK OUT
KNOCK OUT PANELS	22
HVAC	100%
ELECTRICAL	2,000 AMP, 277/480V
WAREHOUSE LIGHTING	T-5
SPRINKLER	WET-PIPE DENSITY SYSTEM NFPA 13 ESFR READY
PARKING SPACES	320
BUILDING EXPANSION	± 75,000 SF
BUILDING DIMENSIONS	300' DEEP x 350' LONG
YEAR BUILT	2007
ZONING	INDUSTRIAL GENERAL
POWER	RUTHERFORD ELECTRIC
GAS	PIEDMONT NATURAL GAS
WATER	LINCOLN COUNTY
SEWER	CITY OF LINCOLNTON
VISIBILITY	GREAT VISIBILITY FROM HIGHWAY 321
SIGNAGE	BUILDING SIGNAGE OPPORTUNITIES AVAILABLE

FOR MORE INFORMATION, PLEASE CONTACT:

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Partner

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Licensed Real Estate Broker

WARREN SNOWDON, SIOR | 704.965.1178

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Licensed Real Estate Broker

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LOCATION

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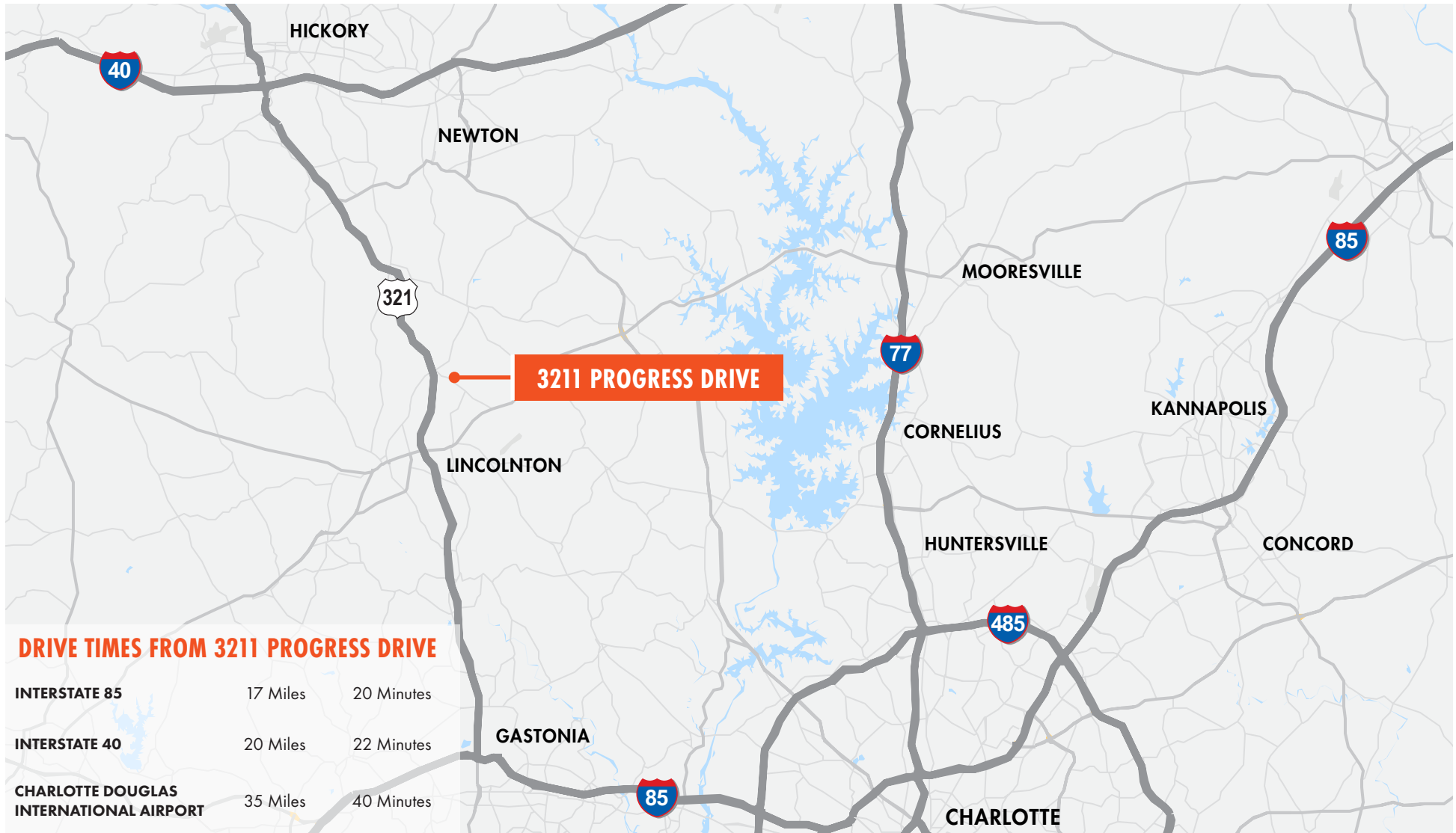
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