

Fully Entitled ±274,000 SF Pad Ready Site Adjacent to I-85/US Hwy 64 Intersection



PROPERTY
VIDEO



CenterPoint 85 Industrial Center

2330 NEW BOWERS ROAD | LEXINGTON, NORTH CAROLINA

DavidsonCraven
INVESTMENT & DEVELOPMENT

CBRE

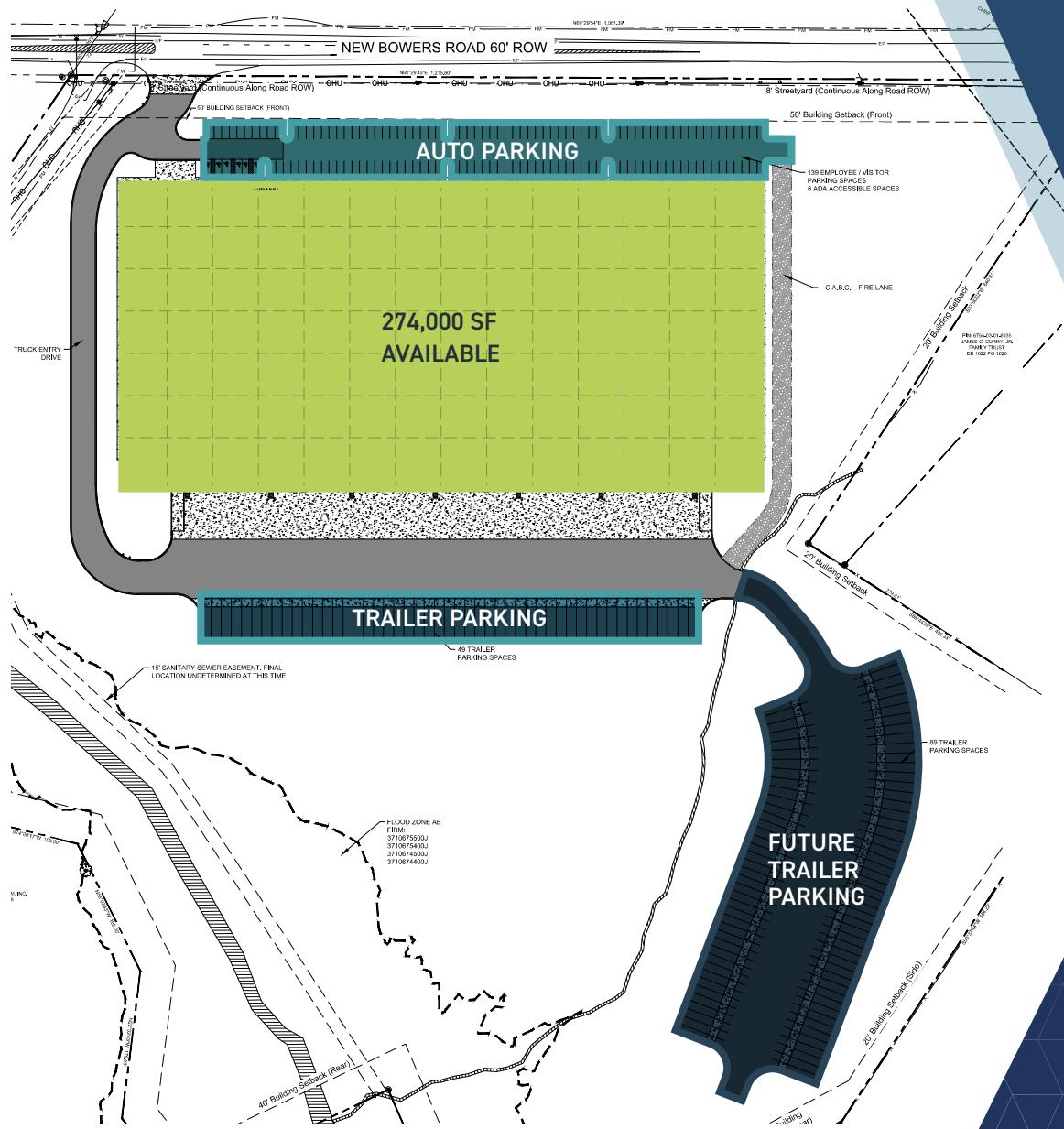
Building Highlights

CENTERPOINT 85 INDUSTRIAL CENTER ("CenterPoint 85") is a Davidson Craven sponsored, master-planned, Class A Industrial Development located on I-85 at the intersection of US Hwy 64 in Davidson County, NC. CenterPoint 85 is uniquely positioned as a submarket serving both the Charlotte and Triad industrial markets, located at the most prominent interchange centrally located on I-85 between Charlotte and Greensboro, also easily accessible to the Raleigh/Durham market. CenterPoint 85 has the ability to accommodate heavy and light manufacturing and distribution requirements with possible future expansion of the park.



- » **Available:** ±274,000 SF
- » **Building Size:** ±274,000 SF
- » **Site Size:** ±35 Acres
- » **Zoning:** Light Industrial/Heavy Industrial
- » **Exterior:** Tilt-up construction
- » **Slab:** 7 inch, unreinforced
- » **Building Dimensions:** 756' x 360'
- » **Column Spacing:** 54' x 50'
- » **Ceiling Height:** 36' clear
- » **Dock-High Doors:** Thirty-three (33)
- » **Drive-In Doors:** Two (2)
- » **Sprinkler:** ESFR
- » **Trailer Parking:** 49 spaces
 - » Additional 89 available if needed
- » **Auto Parking:** 139 spaces
- » **Utilities:**
 - » **Water & Sewer:** Davidson County
 - » **Power:** Energy United - Redundant Power available
 - » **Gas:** TBD

Site Plan



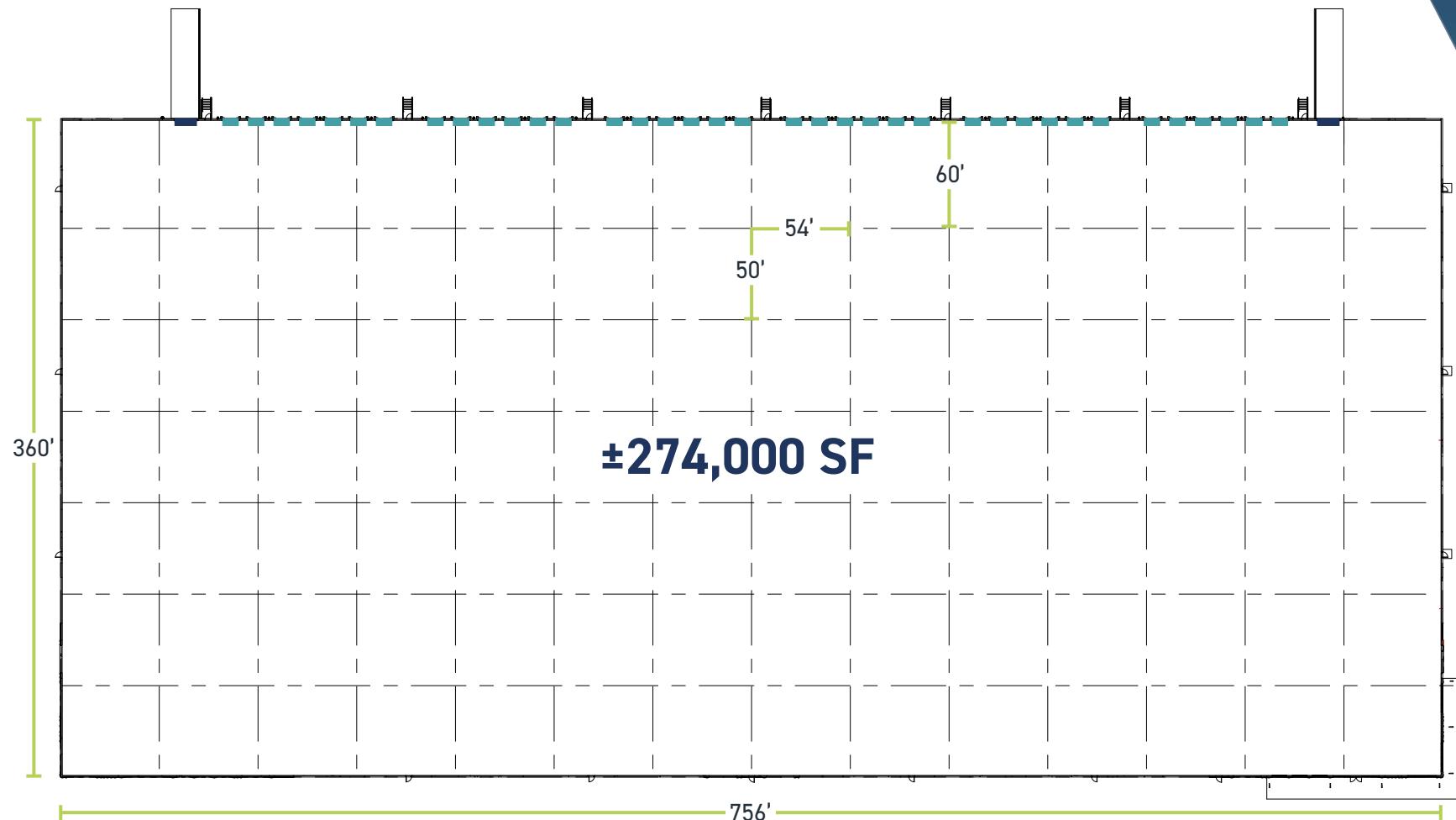
274,000 SF
**TOTAL
BUILDING SIZE**

139
**AUTO
PARKING SPACES**

49
**TRAILER
PARKING SPACES**

89
**FUTURE TRAILER
PARKING SPACES**

Floor Plan



Conceptual Elevations



Conceptual Elevations



NORTHWEST CORNER ELEVATION



NORTHEAST ELEVATION



Conceptual Elevations



NORTHWEST CORNER ELEVATION



NORTHEAST ELEVATION

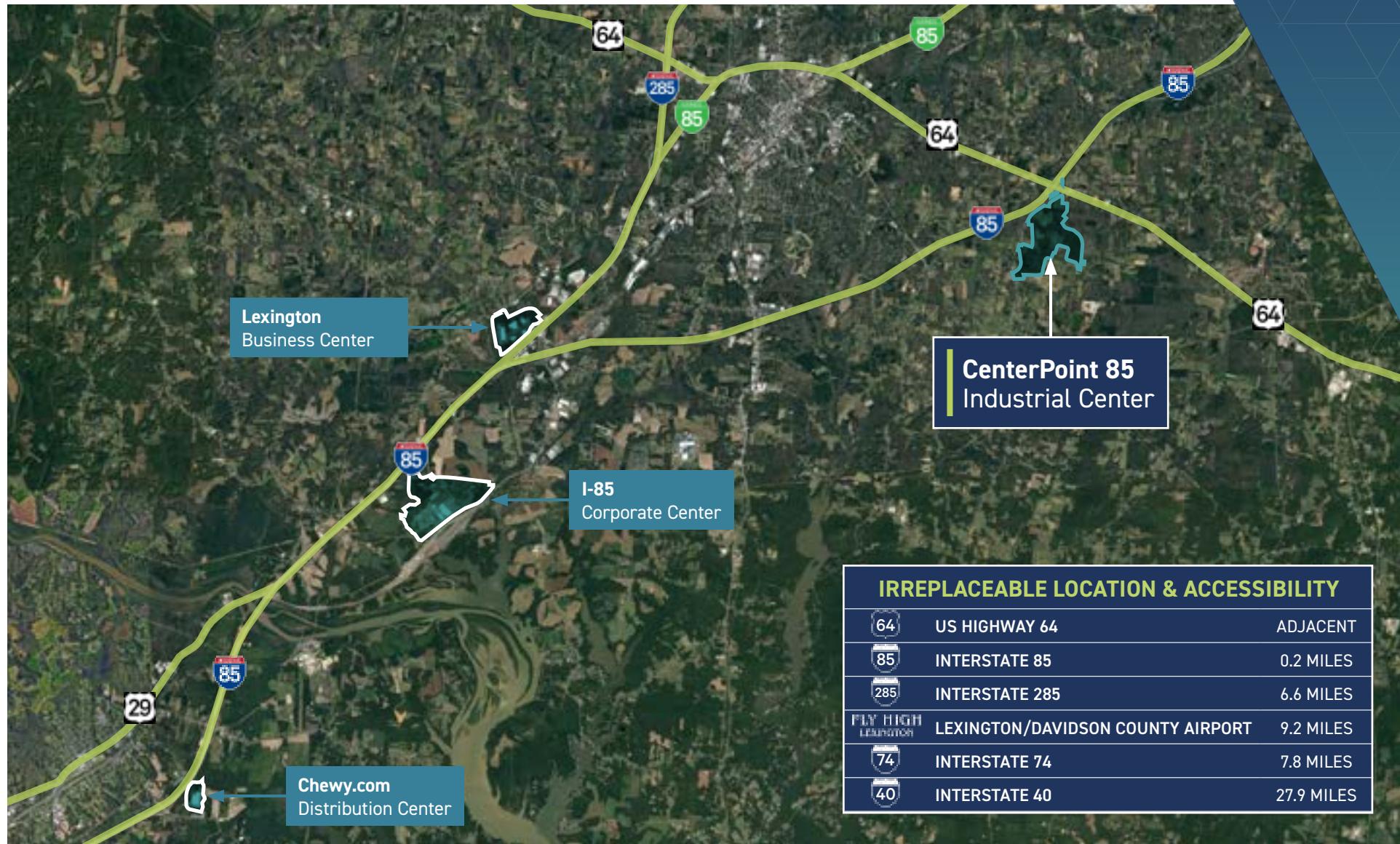
Sitework Aerial



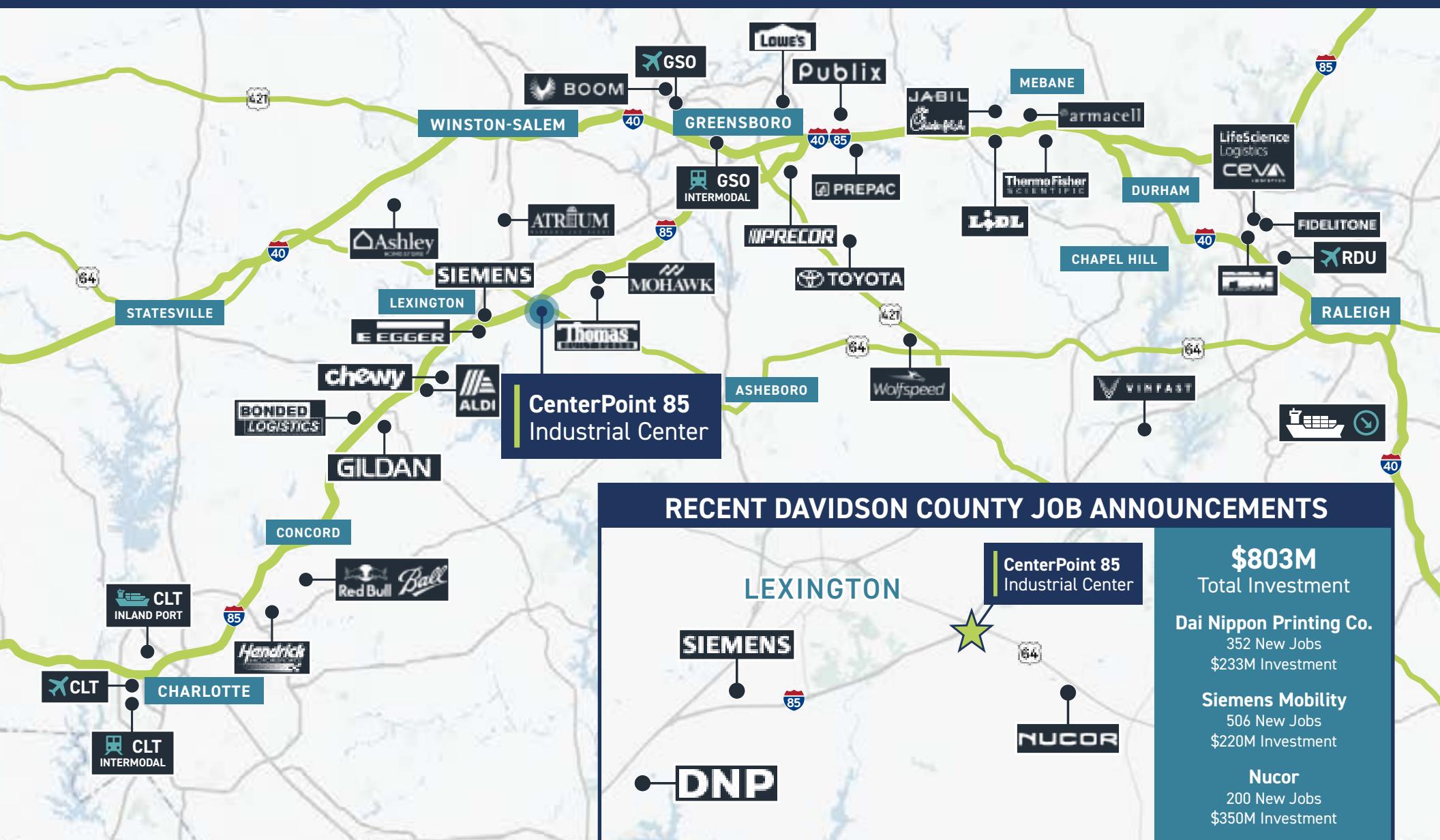
Overall Masterplan



Aerial Overview

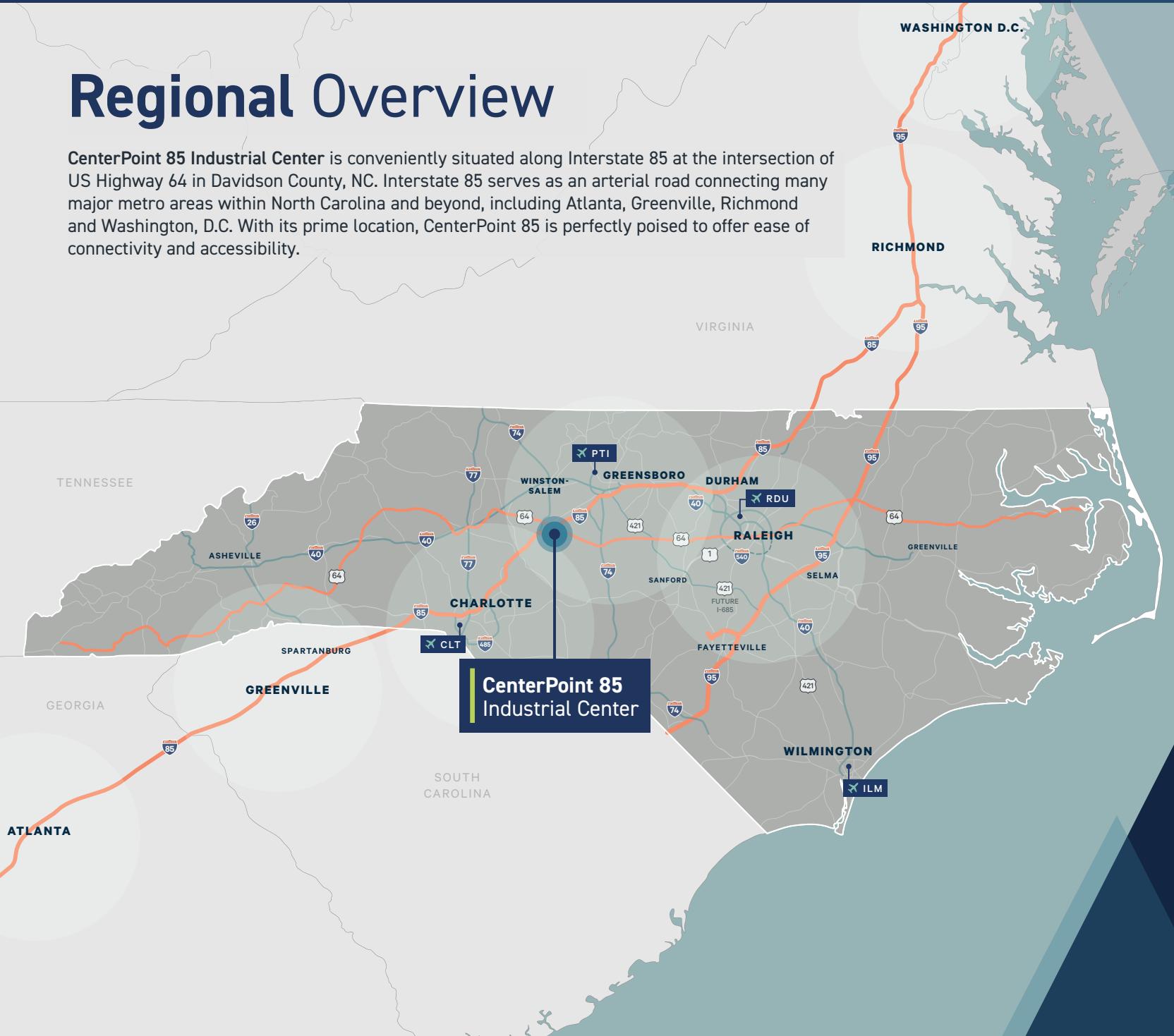


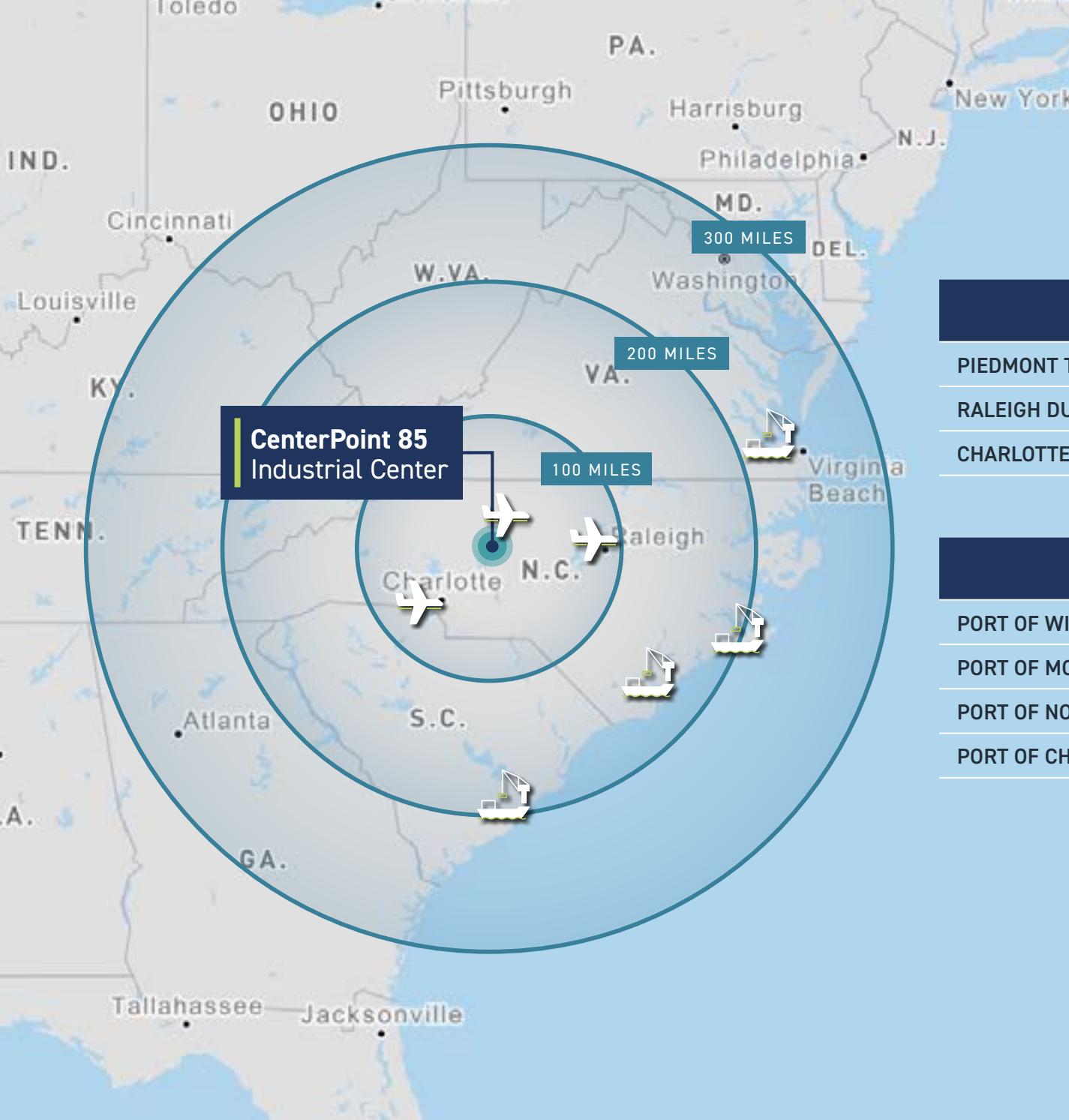
Area Demographics



Regional Overview

CenterPoint 85 Industrial Center is conveniently situated along Interstate 85 at the intersection of US Highway 64 in Davidson County, NC. Interstate 85 serves as an arterial road connecting many major metro areas within North Carolina and beyond, including Atlanta, Greenville, Richmond and Washington, D.C. With its prime location, CenterPoint 85 is perfectly poised to offer ease of connectivity and accessibility.





AIRPORTS

PIEDMONT TRIAD INT'L AIRPORT	38 Miles
RALEIGH DURHAM INT'L AIRPORT	65 Miles
CHARLOTTE DOUGLAS INT'L AIRPORT	95 Miles

SEAPORTS

PORT OF WILMINGTON, NC	209 Miles
PORT OF MOREHEAD CITY, NC	253 Miles
PORT OF NORFOLK, VA	266 Miles
PORT OF CHARLESTON, SC	270 Miles

CenterPoint 85 Industrial Center

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CONTACT US

Will Henderson

Executive Vice President
+1 336 544 2745
will.henderson@cbre.com

Sam Haus

Vice President
+1 336 714 0387
sam.haus@cbre.com

Dodson Schenck

Executive Vice President
+1 336 478 0234
dodson.schenck@cbre.com

Davidson Craven

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