

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



**PROPERTY
VIDEO**

**CenterPoint 85
Industrial Center**

NEW BOWERS RD

85 SOUTH

85 NORTH

64 WEST

CenterPoint 85 Industrial Center

2330 NEW BOWERS ROAD | LEXINGTON, NORTH CAROLINA

Davidson Craven
INVESTMENT & DEVELOPMENT

CBRE

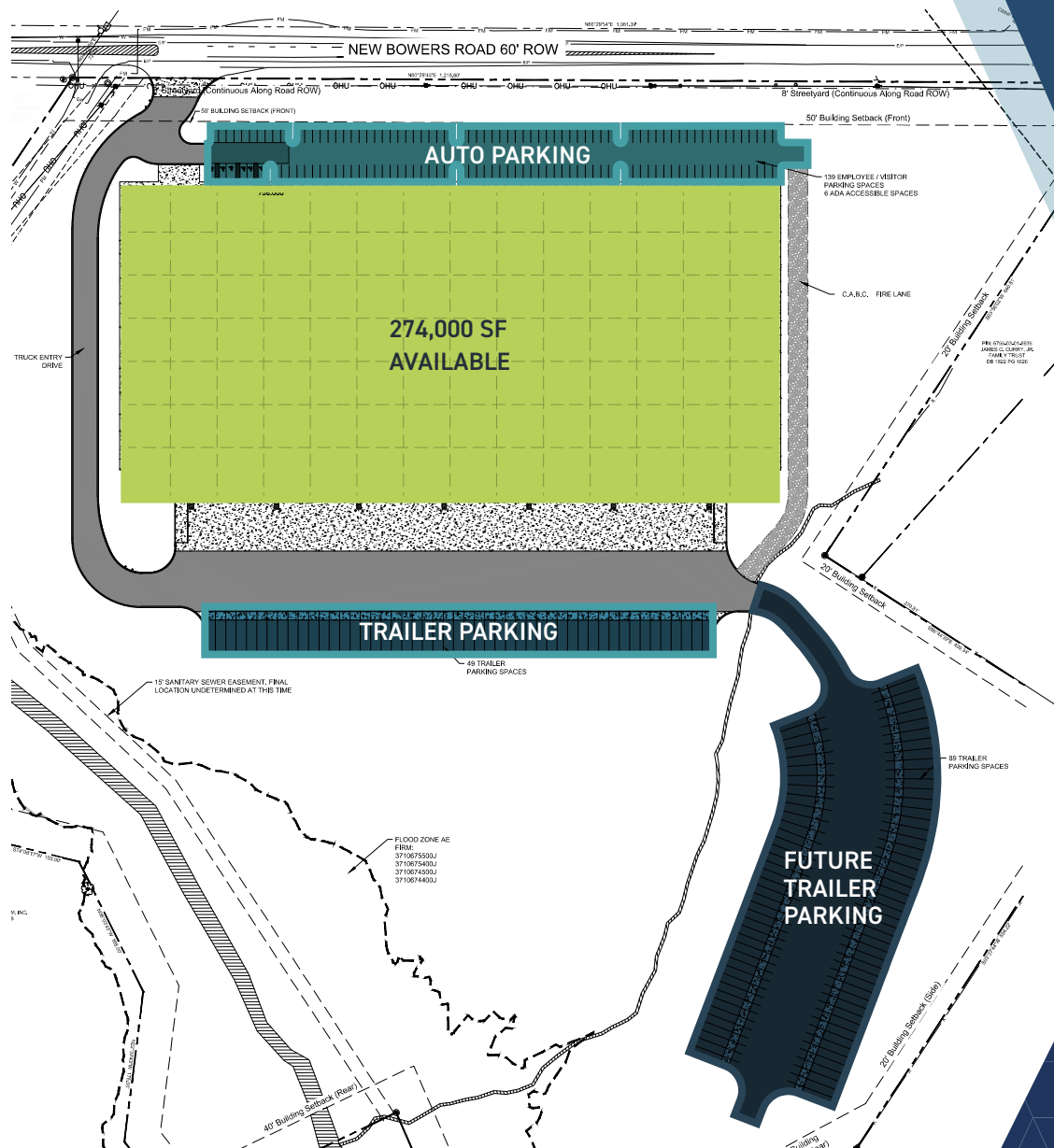
Building Highlights

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**

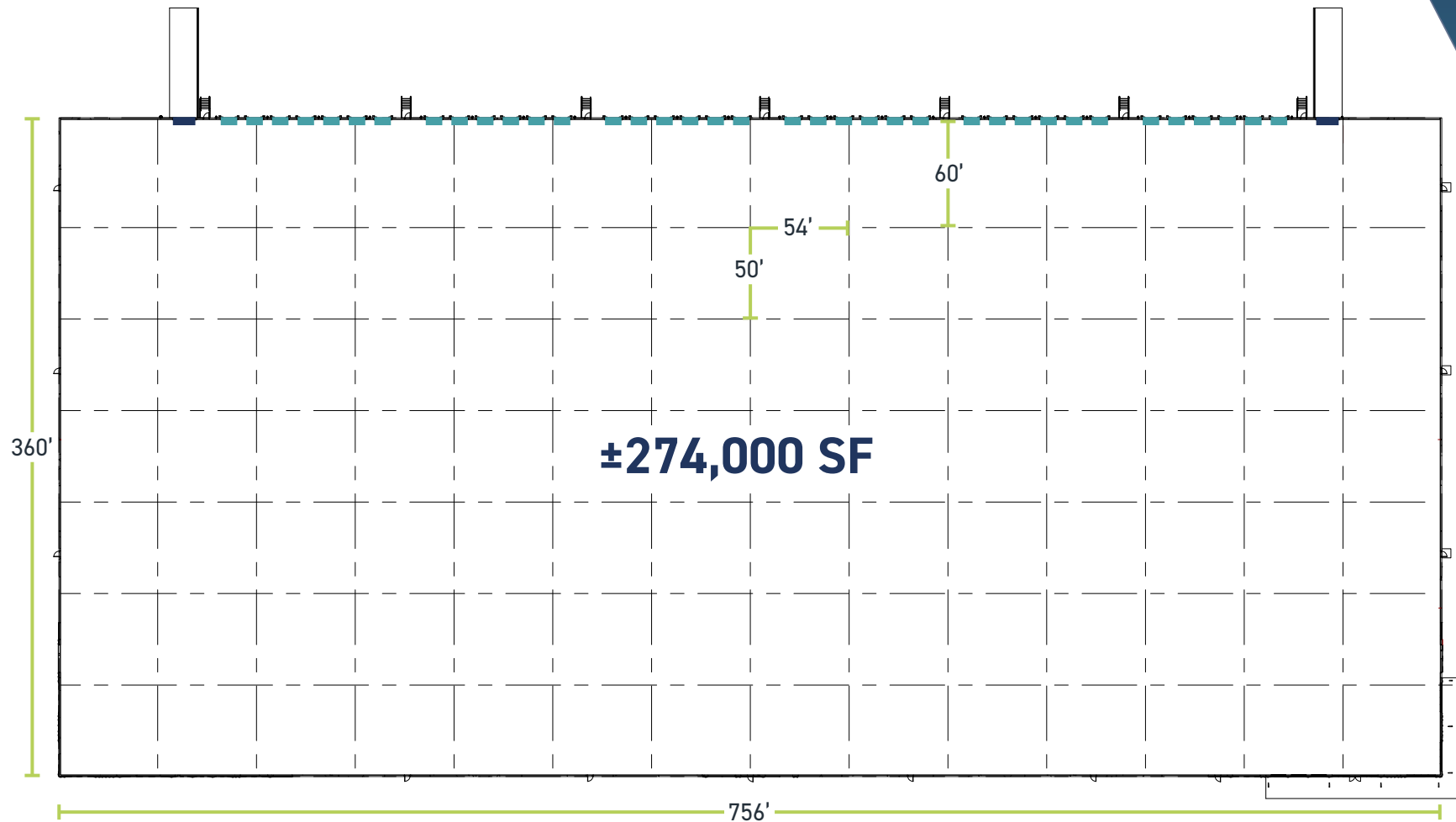
49

**TRAILER
PARKING SPACES**

89

**FUTURE TRAILER
PARKING SPACES**

Floor Plan



Conceptual Elevations



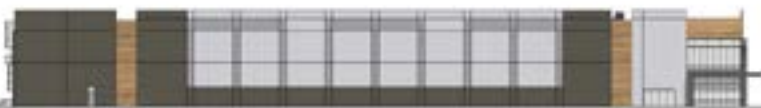
NORTH ELEVATION



NORTH ELEVATION - RIGHT



NORTH ELEVATION - LEFT



WEST ELEVATION



EAST ELEVATION

Conceptual Elevations



NORTHWEST CORNER ELEVATION



NORTHEAST ELEVATION



Conceptual Elevations



NORTHWEST CORNER ELEVATION



NORTHEAST ELEVATION

Sitework Aerial



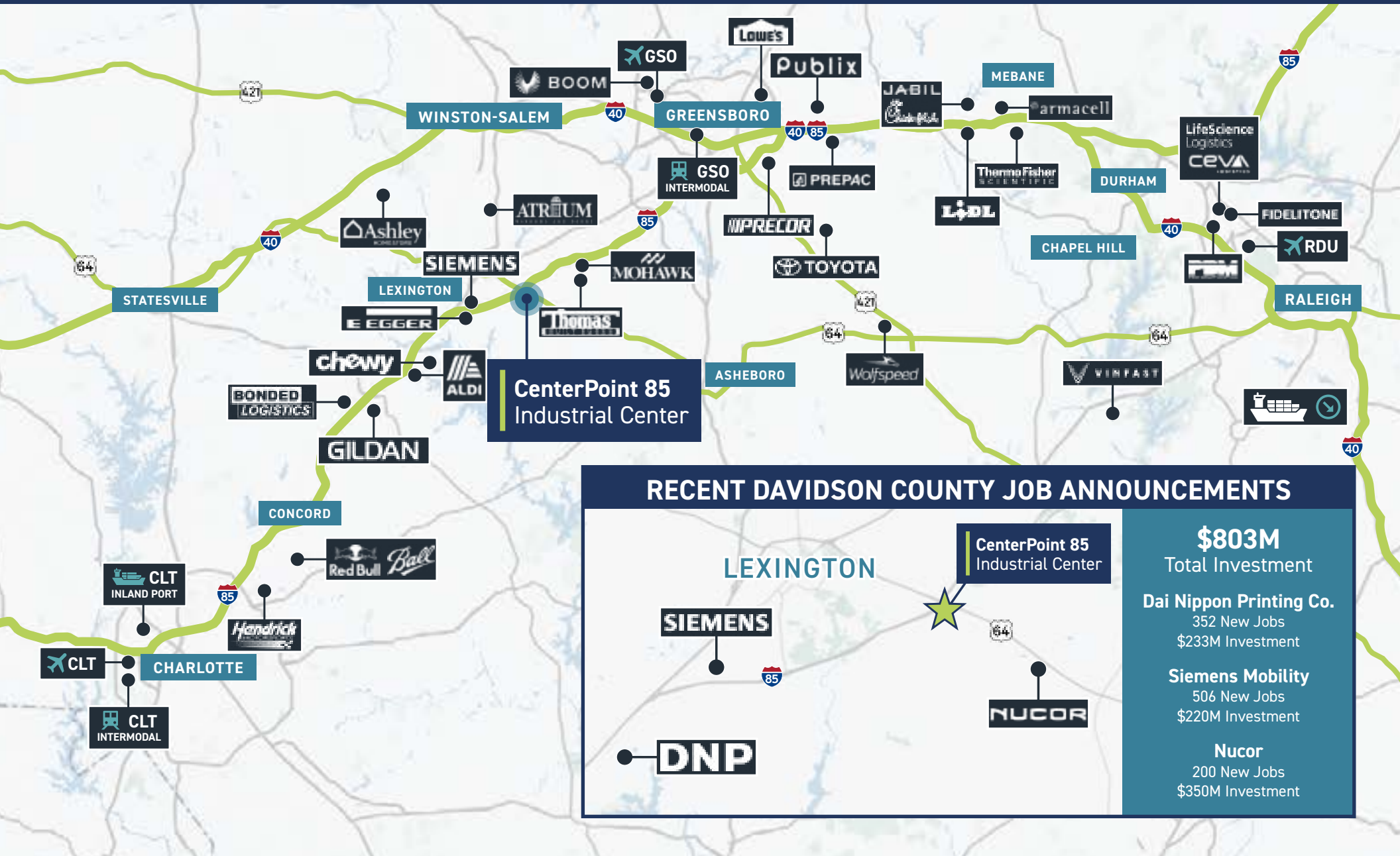
Overall Masterplan



Aerial Overview

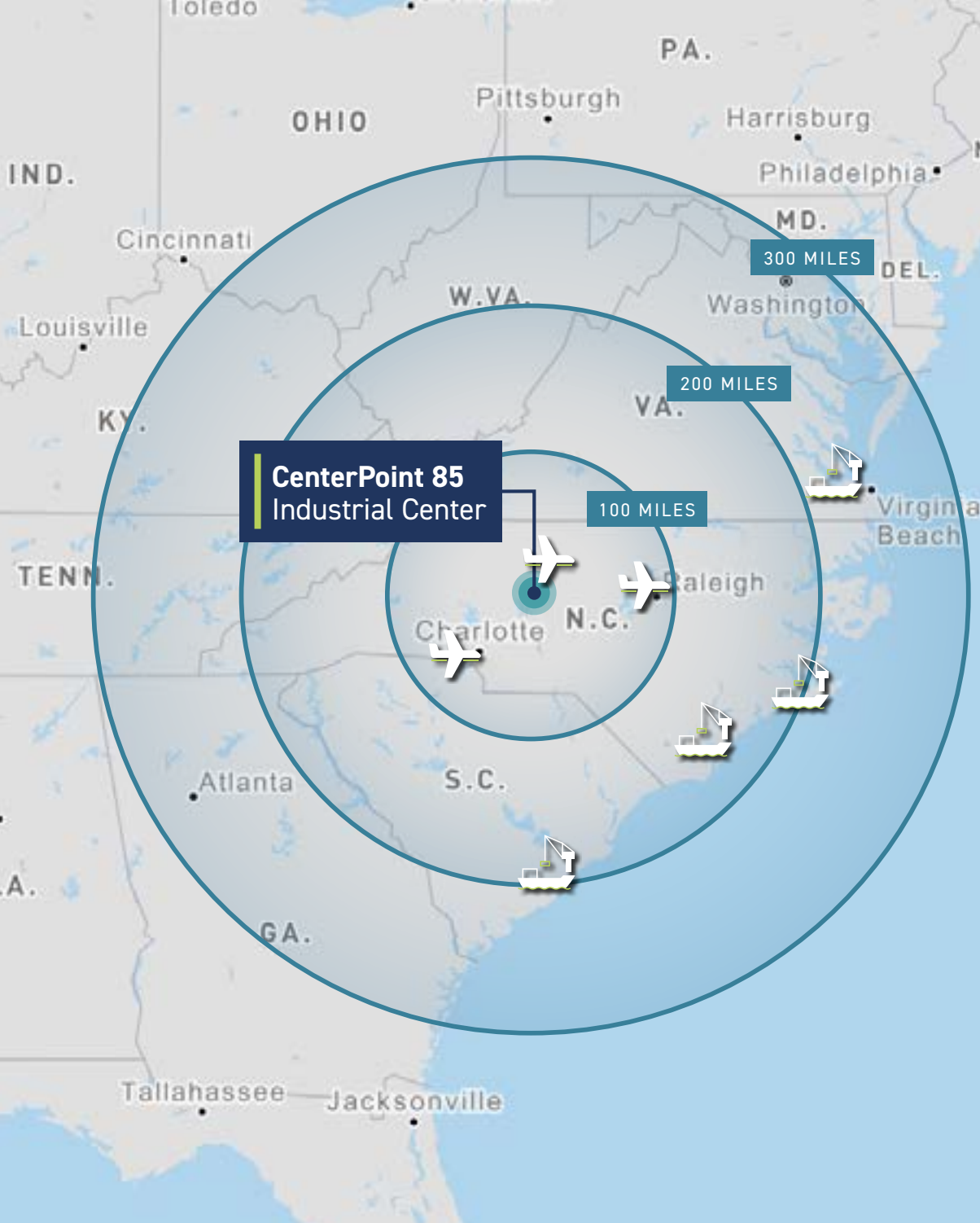


Area Demographics



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.





CenterPoint 85
Industrial Center

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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