

# 647

## Hargrave Road

Lexington, NC 29714

±216,000 SF on ±20 Acres  
AVAILABLE JULY 1, 2025

Charlotte  
±50 miles

Raleigh-Durham  
±100 miles

0.2 miles to I-85

Piedmont Triad  
±30 miles

**NEWMARK**

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# Available | 216,000 SF on 20 Acres

**Address** 647 Hargrave Road, Lexington, NC 27292

**Available** July 1, 2025

**Year Built** 1986

**Available SF** ±216,000 SF

**Office SF** ±6,000 SF

**Columns** 40' X 50'  
8" Steel H

**Loading** 16 Dock High Loading Doors  
7 Drive-In Doors

**Clear Height** 22'

**Site** ±20 acres

**Parking** ±188 auto positions  
±39 trailer positions

**Building Dimensions** Plant: 600' X 300' / 200' X 150'  
Office: 125' X 50'

**Sprinkler** Wet sprinkler system with design density of .20/3000 SF in both sections of the plant

**Rail** Yes, North Southern served rail

**Gas** Piedmont Natural Gas

**Water/Sewer Source** City

**Heat Source** Gas, ceiling suspended gas fired unit heaters

**Roof Type** Standing seam metal

**Floor Type** Reinforced Concrete- 6" thick concrete reinforced with wire welded mesh over 4" stone base

**Wall Type** Metal

**A/C** Office only

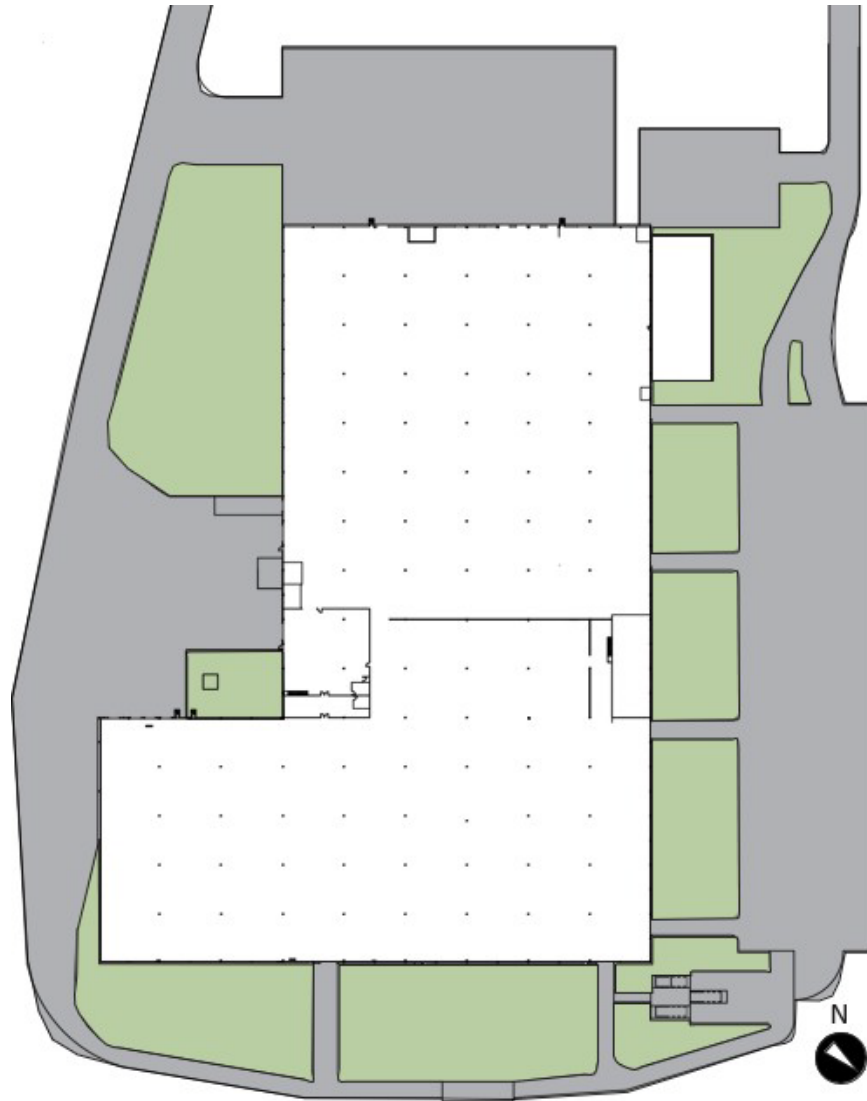
**Power** Source: Duke Power Company

Primary: 12,470V Primary Distribution Line

Transformers: (3)- 1,000 KVA pad mounted transformers

Switchgear: 4,800A interior switchgear at 480/y/277V, 3-phase, 4-wire

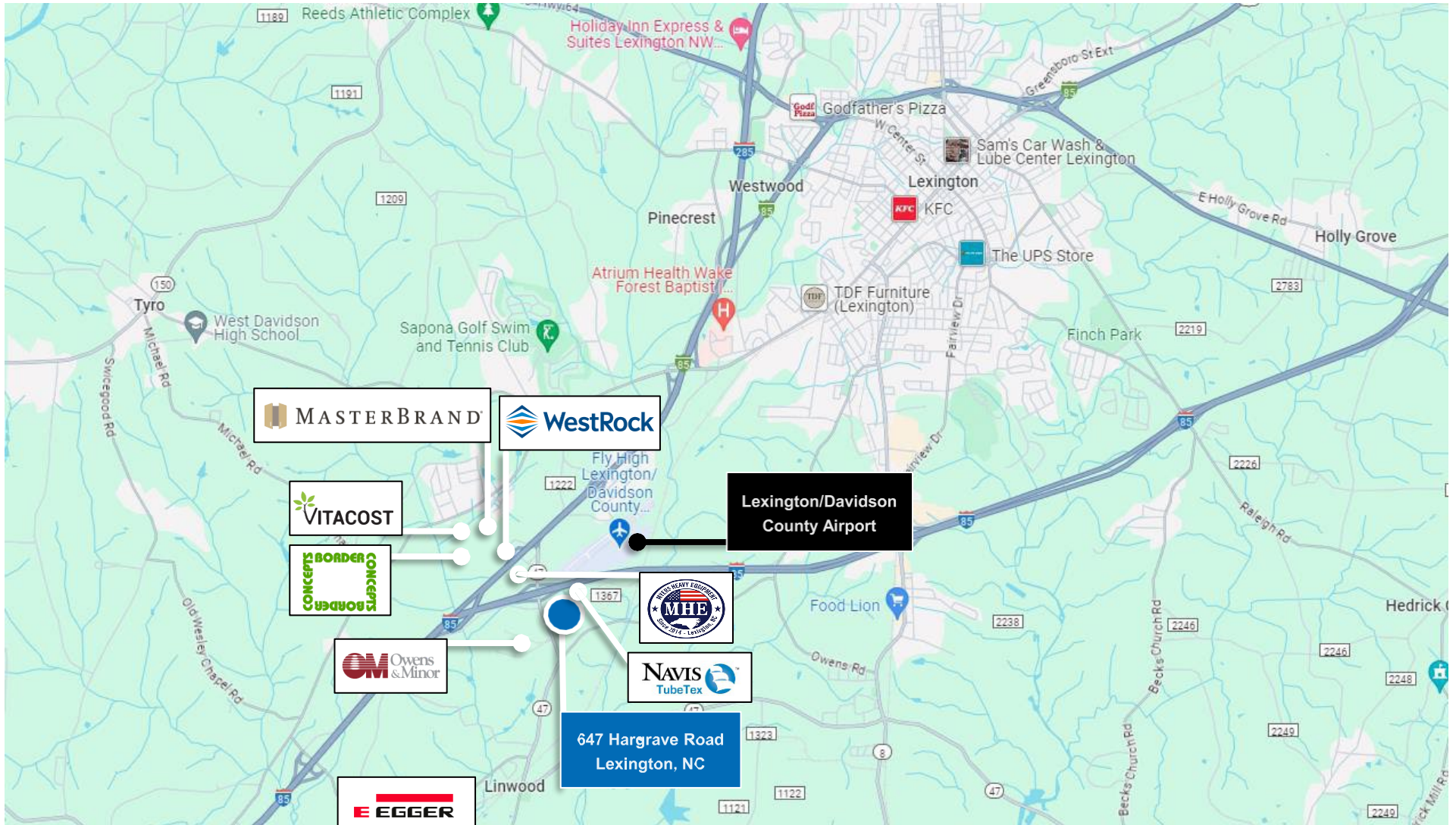
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# Proximity Map





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Available | 216,000 SF on 20 Acres





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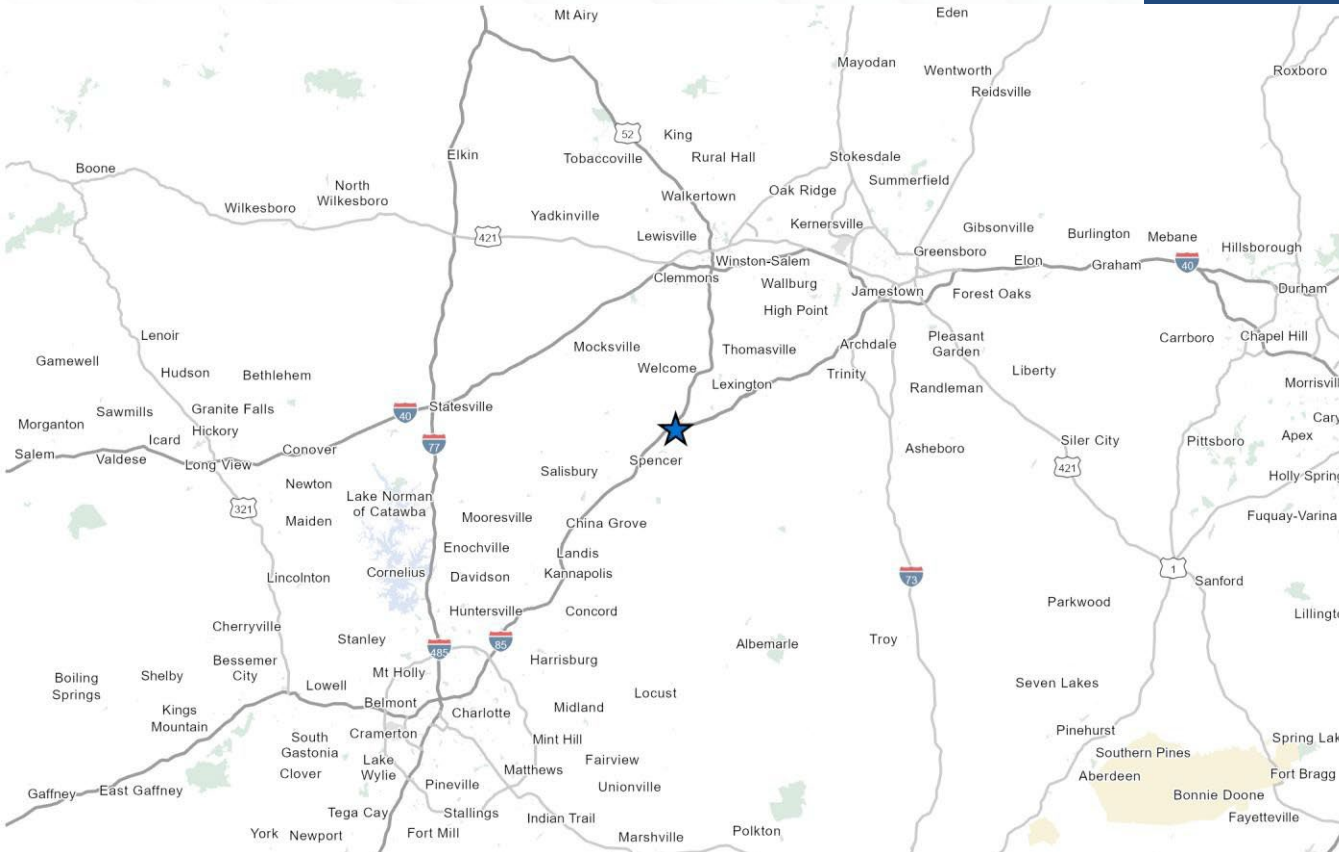


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# Location



## OUTSTANDING REGIONAL CONNECTIVITY



**1 MINUTE**

Distance to I-85



**1 MINUTE**

Distance to I70



**50 MILES**

Distance to Charlotte, NC



**30 MILES**

Distance to Piedmont  
Triad Area

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Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.