647

Hargrave Road

Lexington, NC 29714

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

Charlotte ±50 miles

NEWMARK

THOMAS TURNER, SIOR

0.2 miles to I-85

85

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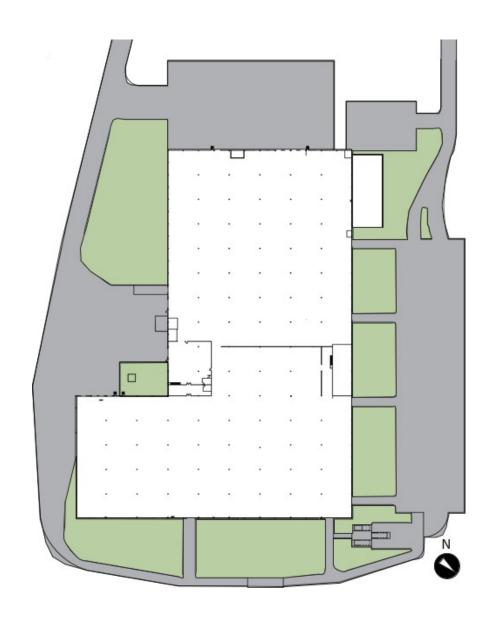
Piedmont Triad ±30 miles

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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'

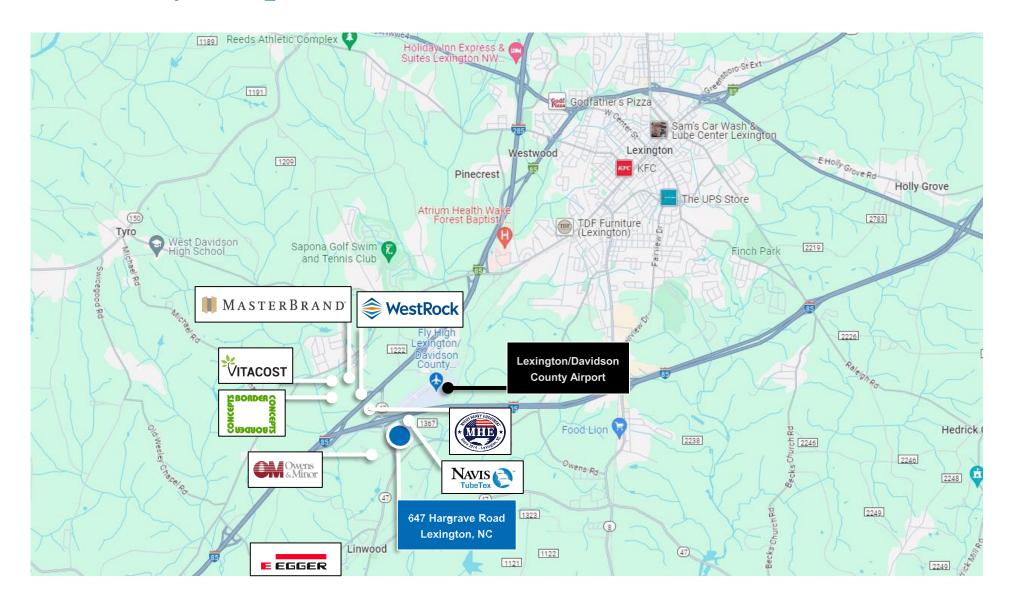
Sprinkler	Wet sprinkler system with design density of .20/3000 SF in both sections of the plant
Rail	Yes, North Southern served rail
Gas	Piedmont Natural Gas
Water/Sewer Source	City
Heat Source	Gas, ceiling suspended gas fired unit heaters
Roof Type	Standing seam metal
Floor Type	Reinforced Concrete- 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







Proximity Map



NEWMARK

































Location

Mt Airy Eden Wentworth Roxboro Reidsville Rural Hall Stokesdale Tobaccoville Boone Summerfield North Oak Ridge Wilkesboro Wilkesboro Yadkinville Kernersville Gibsonville Burlington Mebane 421 Lewisville Hillsborough reensboro Wallburg Forest Oaks High Point Chapel Hill Pleasant Lenoir Carrboro Archdale Mocksville Thomasville Garden Welcom Hudson Liberty Bethlehem Morrisville Lexington Randleman tatesville Granite Falls Sawmills Cary Morganton Siler City Pittsboro Asheboro 421 Salisbury Newton Lake Norman of Catawba Fuguay-Varina Mooresville China Grove Enochville Landis Cornelius Kannapolis Davidson Lincolnton Sanford Parkwood Concord Lillington Cherryville Troy Albemarle Bessemer Harrisburg Boiling Shelby City Seven Lakes Lowell Springs Midland Kings Charlotte Pinehurst Cramerton South Spring Lake Mint Hill Southern Pines Gastonia Fairview Matthews Fort Bragg Wylie Aberdeen Pineville East Gaffney Bonnie Doone Stallings Indian Trail Polkton Fort Mill York Newport Marshville

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