

4095 OLD SALISBURY ROAD

INDUSTRIAL PROPERTY **FOR LEASE**

PROPERTY DESCRIPTION

±27,500 SF of industrial/warehouse space available in Lexington! The building is situated on ±6.33 acres. The front office space features a reception area, 5 private offices, 1 conference room, a kitchen, and 2 restrooms. The warehouse space has 3 dock doors, 1 drive-in door, and ceiling heights of 12'-15'. Located southwest of town, 1.3 miles from Business I-85/I-285, and 2.5 miles from I-85. Can be delivered vacant with 90 days notice.

PROPERTY HIGHLIGHTS

- ±27,500 SF of industrial/warehouse space
- Situated on ±6.33 acres
- Front office features a reception area, 5 private offices, 1 conference room, a kitchen, and 2 restrooms
- Warehouse space has 3 dock doors, 1 drive-in door, and ceiling heights of 12'-15'

OFFERING SUMMARY

| | |
|---------------|--------------------|
| Lease Rate: | \$3.95 SF/yr (NNN) |
| TICAM: | 0.26/SF |
| Available SF: | ±27,500 SF |
| Lot Size: | ±6.33 Acres |

Katie Hayes

336.473.0206
katie@ltpcommercial.com

Nick Gonzalez

336.724.1715
nick@ltpcommercial.com

Linville | Team Partners
COMMERCIAL REAL ESTATE

LEXINGTON, NC

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INDUSTRIAL PROPERTY FOR LEASE



| | |
|-------------------------|-------------------------|
| Building Name | 4095 Old Salisbury Road |
| Property Type | Industrial |
| Property Subtype | Flex Space |
| Building Size | 27,500 SF |
| Lot Size | 6.33 Acres |
| Year Built | 1979 |

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LOCATION INFORMATION

Street Address 4095 Old Salisbury Road

City, State, Zip Lexington, NC 27295

PROPERTY INFORMATION

Property Type Industrial

Property Subtype Flex Space

Zoning LI

Lot Size 6.33 Acres

Building Size 27,500 SF

Number of Dock High Doors 3

Number of Drive in Bays 1

Year Built 1979

LEASE RATE: \$3.95 SF/YR
(NNN)



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