



123 Locust Level Dr
Locust, NC 28097



FOR SALE / LEASE

9,600+/- SF Industrial, Office/Warehouse

COMPASS
COMMERCIAL

Office/Warehouse

Available for Sale or Lease

New construction industrial building in Locust, NC. This I-beam building is perfect for a large variety of uses and is located just 25 miles from Uptown Charlotte. Situated off NC-27, there is easy access to I-485.

Property Details

Location	123 Locust Level Dr Locust, NC 28097
County	Stanly
Zoning	CBI
Total Building Size	9,600+/- SF
Office Space	2,000+/- SF
Warehouse	7,600 SF
Property Size	1.57 AC
Parking	Paved
Loading Dock	Drive-up Concrete Dock
Drive-in Doors	1 - 12' x 14'
Warehouse Ceiling Height	18' - 21' Sloped Ceiling
Office Ceiling Height	9'



20'-0" - CONCRETE DOCK

42" HIGH GUARDRAIL AT DOCK
WHERE HEIGHT ABOVE GRADE EXCEEDS 30
SEE SHEET A-2 FOR DETAIL

CONCRETE DOCK

30'-0" - CONCRETE DOCK

24'-0"

24'-0"

118'-9" - OUT TO OUT OF METAL BUILDING - REAR

24'-0"

22'-9"

X-BRACING
SEE PEMB DRAWINGS

WAREHOUSE
13

2'X2' DEEP BASIN
FIBERGLASS SERVICE SINK
NOT REQUIRED TO BE
HANDICAP ACCESSIBLE

WATER HEATER
SEE PLUMBING DRAWINGS

58'-9"

13'-3"

6'-3"

7'-0"

5'-5"

14'-3"

12'-5"

UNISEX #2
11

UNISEX #1
8

BREAK
10

WAREHOUSE OFFICE
12

SERVER
11

HIGH/LOW
DRINKING
FOUNTAIN

HALLWAY
4

OFFICE #4
7

OFFICE #3
6

OFFICE #2
5

OFFICE #1
2

CONFERENCE
3

VESTIBULE
1

12'-0" W X 14'-0" H OHD

12'-0" W X 14'-0" H OHD

118'-9" - OUT TO OUT OF METAL BUILDING

120'-0" - FRONT

FLOOR PLAN

SCALE: 3/16" = 1'-0"

7 1/2" BRICK VENEER

7 1/2" BRICK VENEER

8'-0" - 8' - RIGHT SIDE

20'-0"

20'-0"

19'-4 1/2"

7 1/2" BRICK VENEER

****The information presented is not intended for use during purchase. All Floor Plans, Elevations, and Options are an artistic representation and for illustration purposes only.**



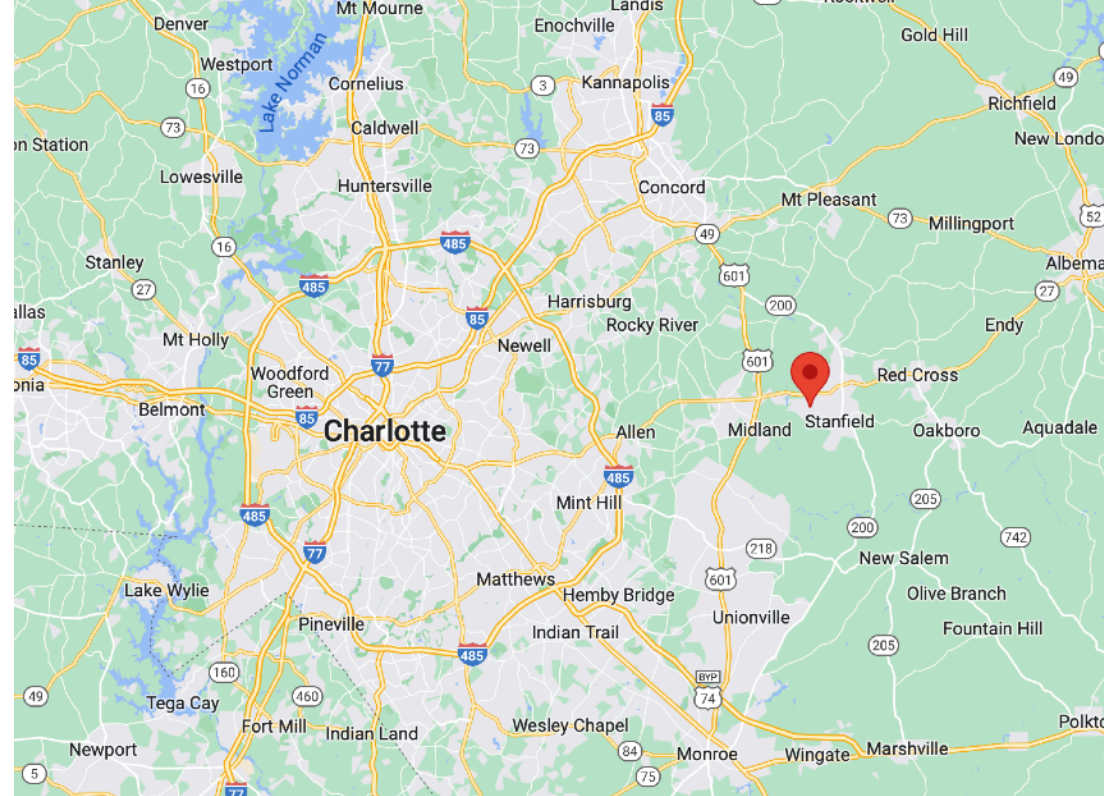


Demographics

RADIUS	1 MILE	3 MILE	5 MILE
Est. 2023 Population	532	7,207	16,437
Avg. Household Income	\$76,169	\$80,775	\$81,785
Median Household Income	\$57,758	\$62,919	\$66,382
Households	190	2,763	6,256

Locust, North Carolina

As the “Crossroads” to Charlotte, Albemarle, Concord and Monroe, Locust is a thriving community and represents opportunity for growth and expansion of businesses. The rural setting offers a broad range of housing and the close proximity to Charlotte is appreciated by residents, businesses and visitors alike. Easy access to I-485, Hwy 24/27, Hwy 601 and Hwy 200 allows Locust residents convenience to Charlotte International, Stanly County and Concord Regional Airports. The community strives to keep the small town feel, while offering all the conveniences of shopping and dining. Visit Locust today to discover what makes the community a wonderful place to live, work and play.



For More Information

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