



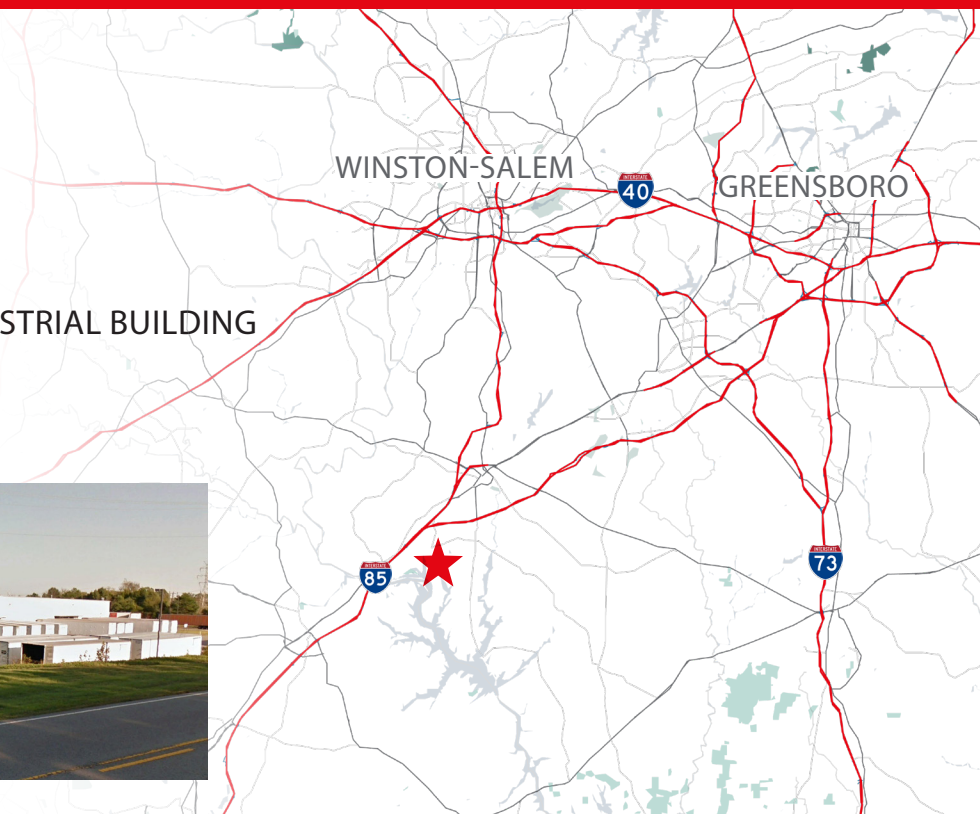
For Sale

647 HARGRAVE RD
LEXINGTON, NC

FREE-STANDING, FULLY SECURED INDUSTRIAL BUILDING

Great access to major freeways

Well maintained facility on large site



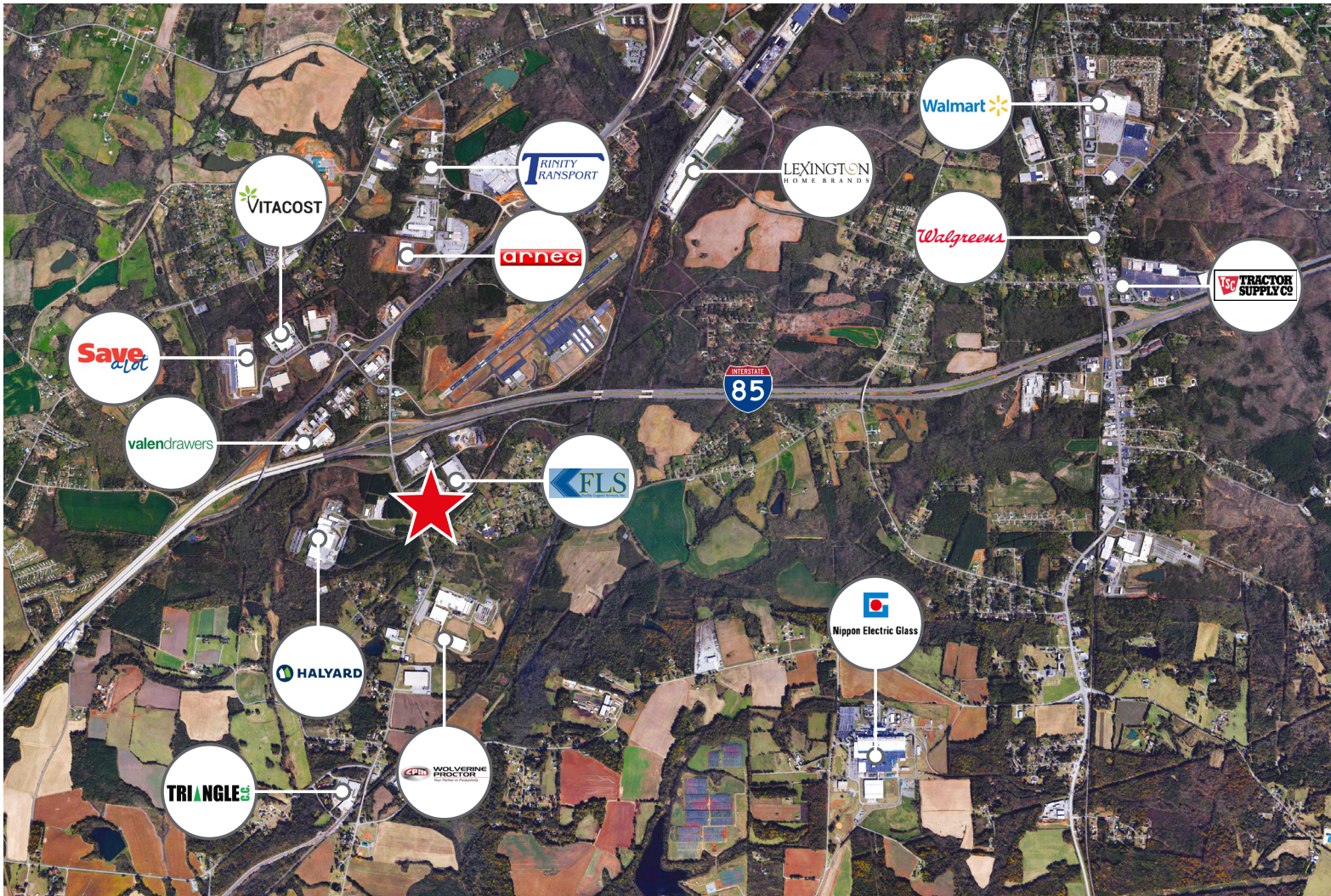
Spencer Yorke
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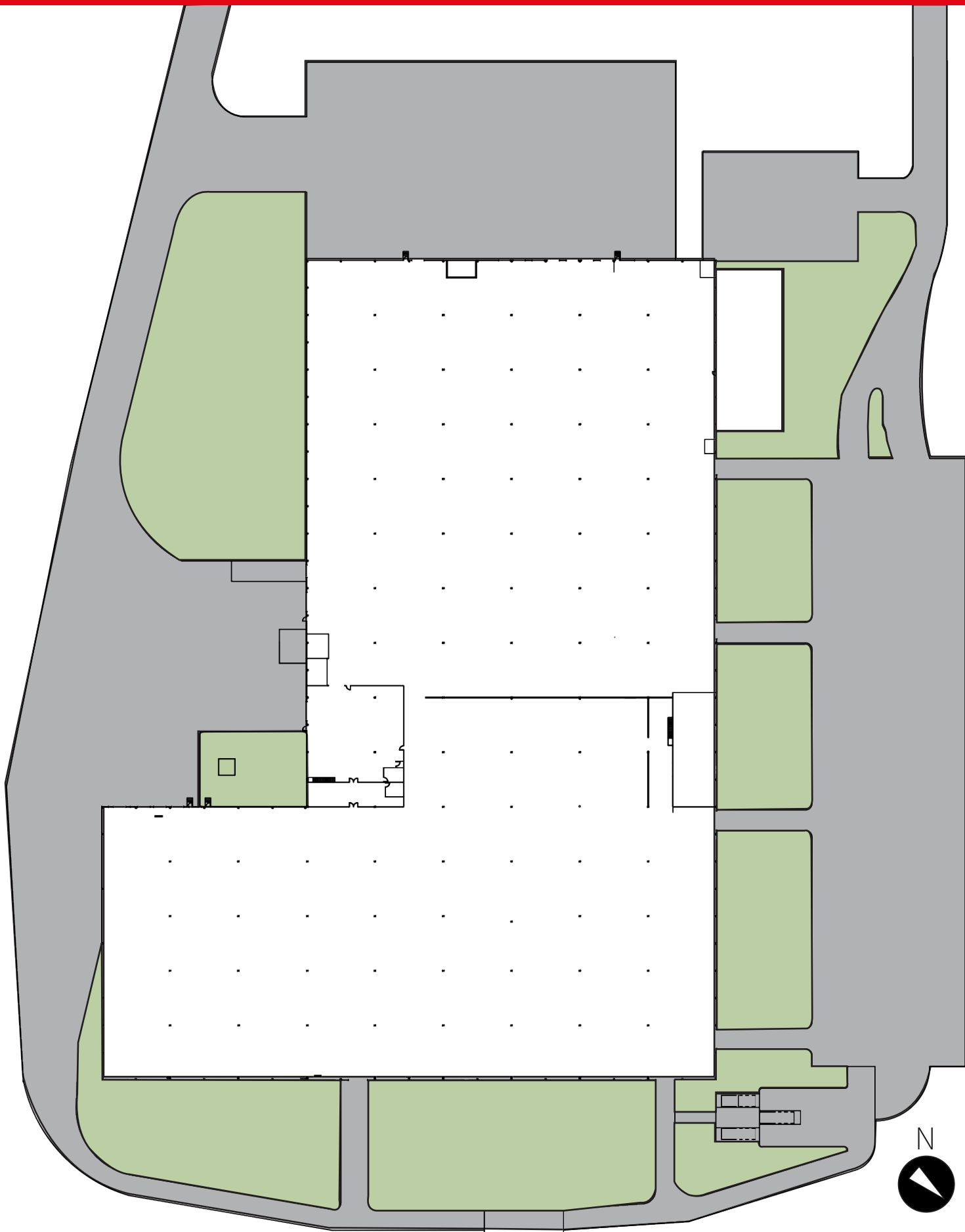
Jordan Quinn
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jordan.quinn@am.jll.com



BUILDING SPECIFICATIONS

Available SF	±216,000 SF
Office SF	±6,000 SF
Sprinkler System	Wet
Loading	16 DH / 7 DI
Clear Height	21'
Site	±20 acres
Parking	±188 auto positions ±38 trailer positions
Power	4800 Amps
Asking price	\$5,940,000 (\$27.50/SF)







ONE DAY DRIVE

I-85

PROXIMITY ALLOWS FOR 22+ CITIES TO BE WITHIN A ONE DAYS' DRIVE

60 MINUTE DRIVE

2.9 M
CONSUMERS
WITHIN REACH

120 MINUTE DRIVE

6.5 M
CONSUMERS
WITHIN REACH

240 MINUTE DRIVE

21 M
CONSUMERS
WITHIN REACH