

129 Legionnaire Rd, Lincolnton NC



Prime industrial property between I40 & I85



For Sale \$4,995,000



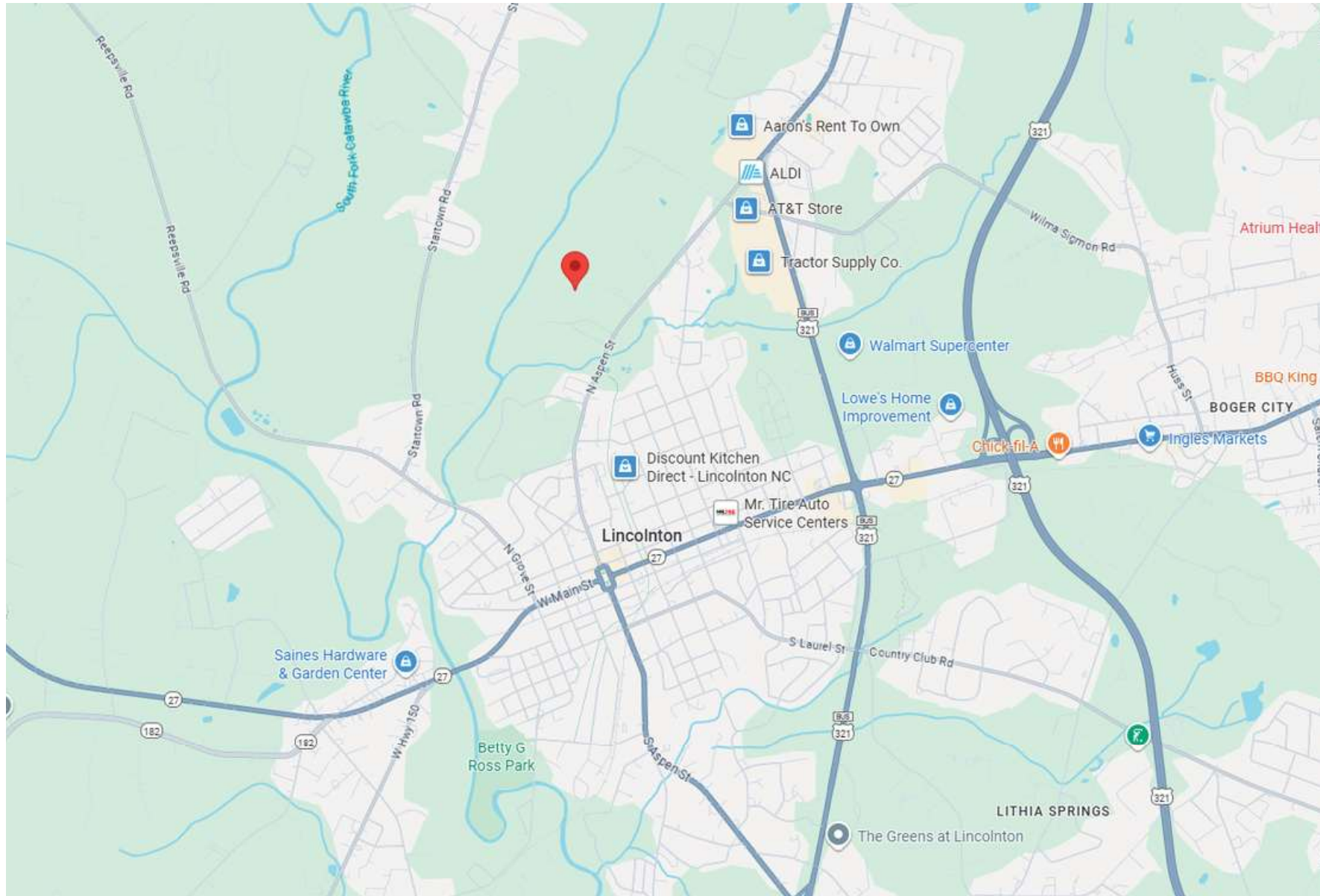
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Investment Highlights



- 119,652 Total SF/Minimum rentable space 15,000 SF @\$4-\$5.75/SF
- Uses: General Manufacturing/Warehouse
- Office Space: 3,500+/- (included in total)
- Land 43+/- Acres - room for expansion or separate development opportunity
- Heavy 3-phase power
- Fire protection: sprinklers
- Clear Height: 18'-21'
- Doors: 9 total including two 8'x9' and two 8'x10' High Dock Doors; One 10'x12' Drive-in Door
- Column Spacing: 25'x38'
- GMC Zoning
- Quality Grade C+-
- CDU: C4

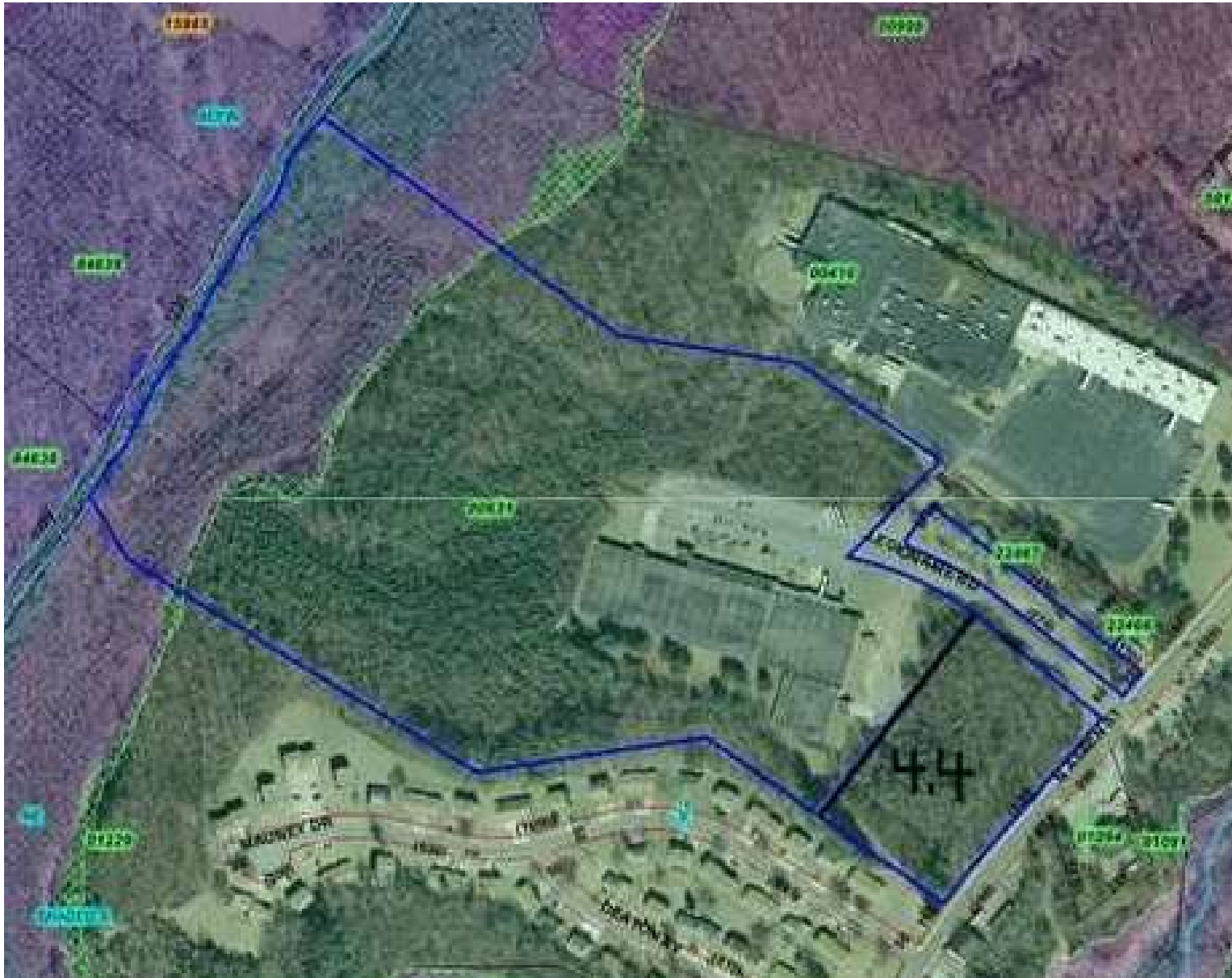
Area Map



Parcel Map



Parcel Map



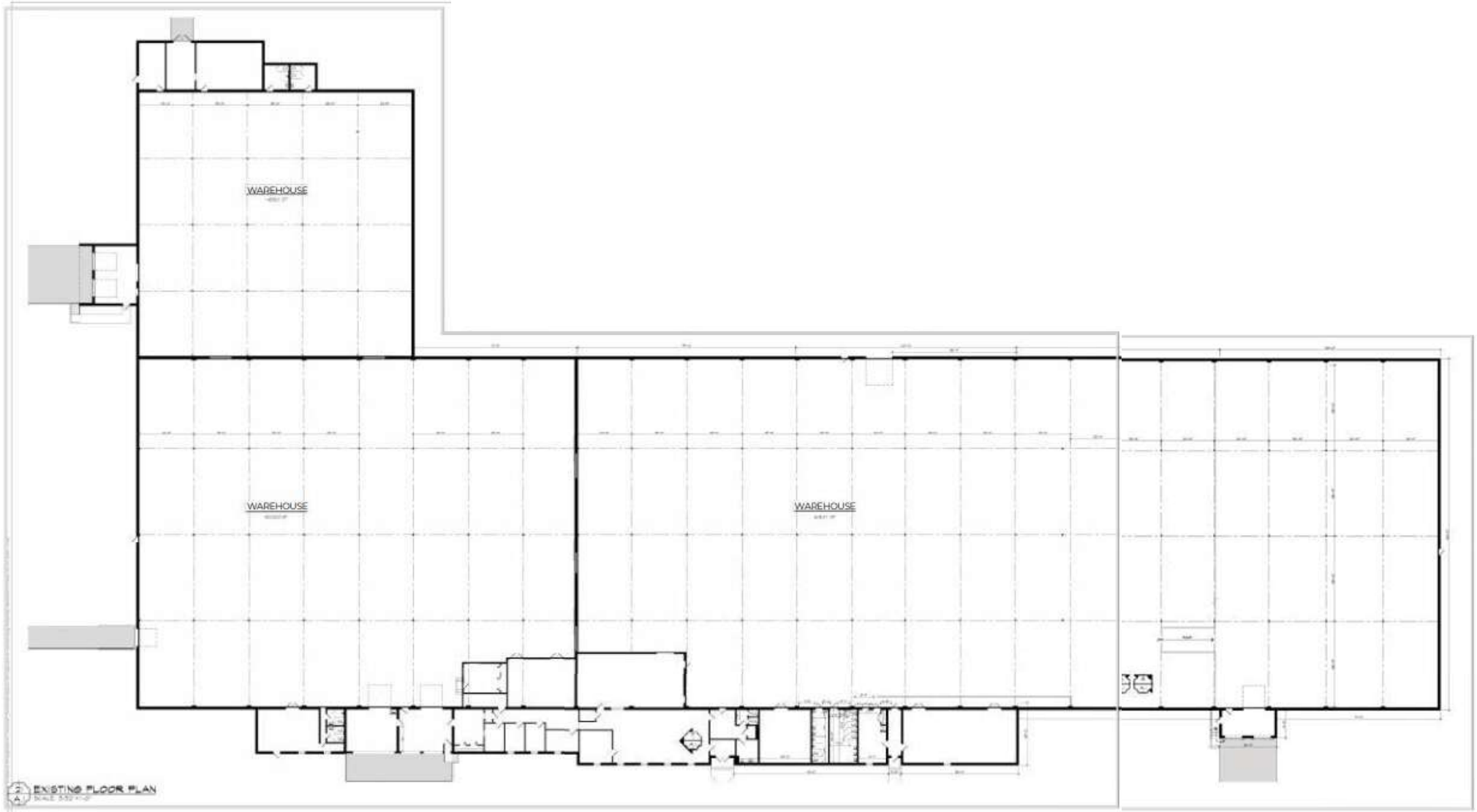
Location Overview



These key demographic indicators highlight the strong population base and solid average household income in the surrounding area, providing a robust labor force and consumer market ideal for supporting industrial and commercial growth. The location offers access to a thriving community, ensuring long-term viability for businesses seeking to lease or purchase space.

Demographics	1 Mile	3 Miles	5 Miles
2024 Estimated Population	3,123	17,444	32,937
2029 Population Prediction	3,624	20,294	38,258
2025 Average Household Income	\$70,265	\$64,838	\$72,330

Site Plan - combined



Site Plan



COMMERCIAL SPAC E
127 LEGIONAIRE DRIVE, LINCOLN, NORTH CAROLINA 28026



Site Plan



2 EXTERIOR VIEW
A2



3 EXTERIOR VIEW
A2



4 AERIAL VIEW
A2



5 VICINITY MAP
A



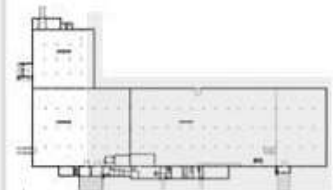
6 INTERIOR VIEW
A2



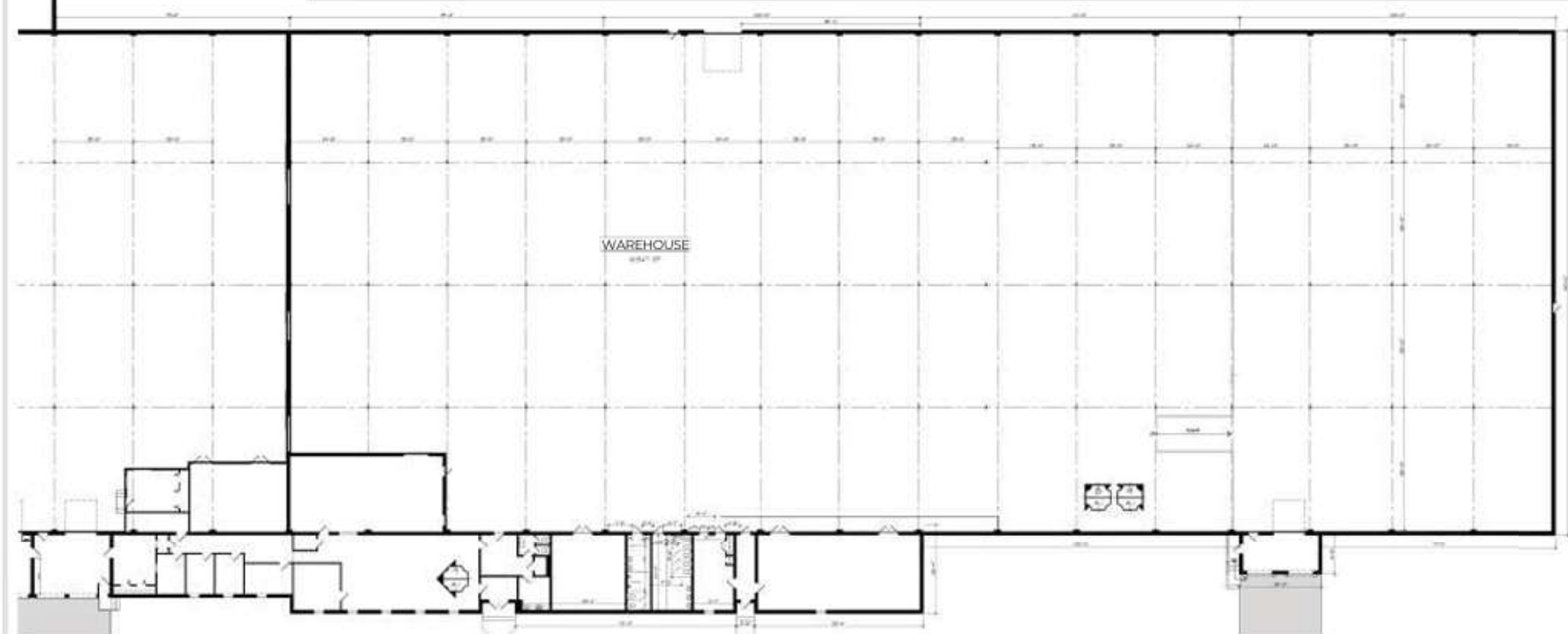
7 INTERIOR VIEW
A2



8 INTERIOR VIEW
A2



9 KEY PLAN
A2



10 EXISTING FLOOR PLAN
SCALE 1/8"=1'-0"



COMMERCIAL SPACE
123 LEGIONAIRE DRIVE, LINCOLTON, NORTH CAROLINA 28026



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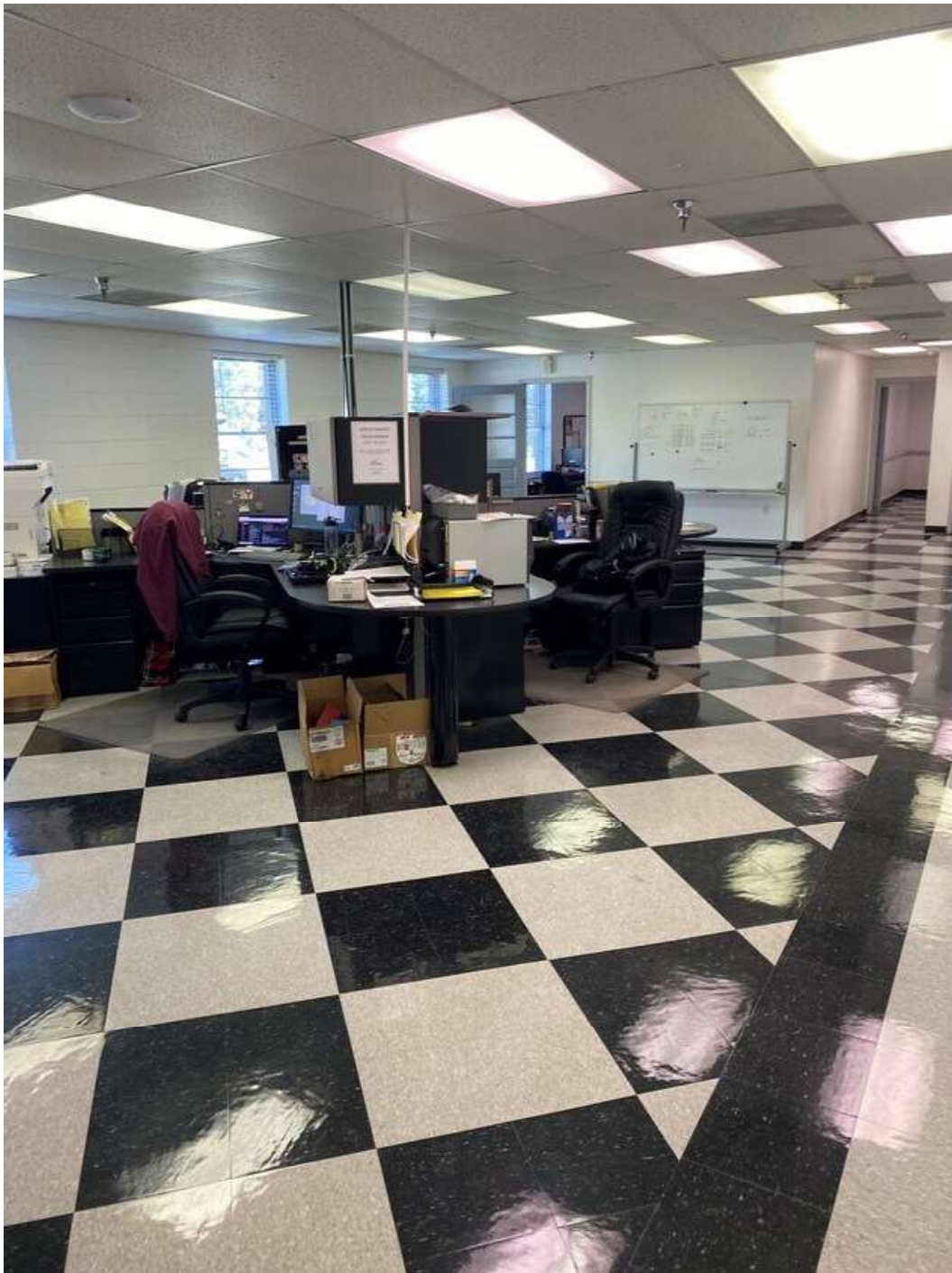


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**Open workspace and
offices at entry.**

Property Photos

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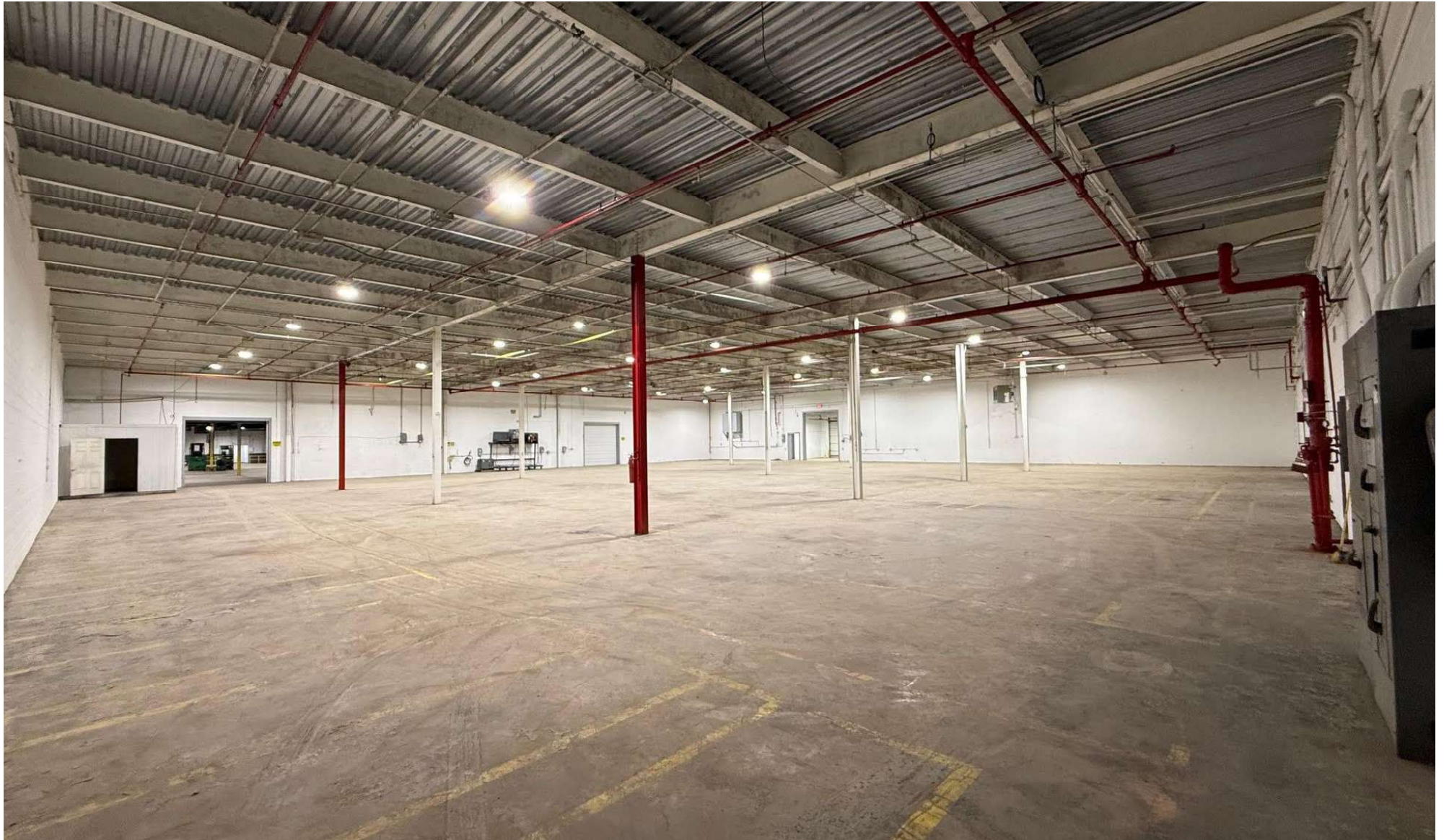


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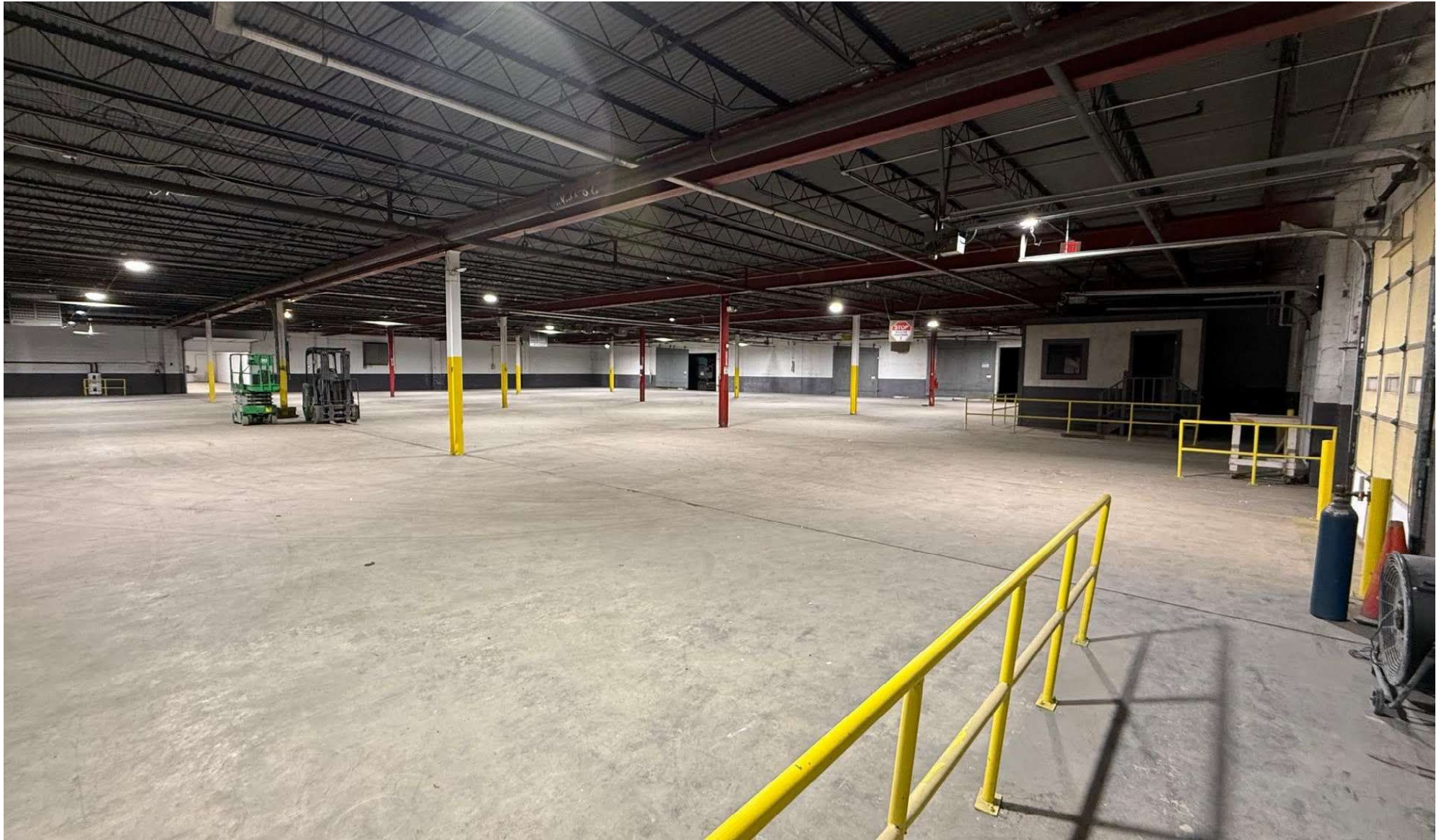
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