

VERSATILE INDUSTRIAL/WAREHOUSE SPACE

Linville | Team Partners
COMMERCIAL REAL ESTATE



5693 Old Salisbury Road

Industrial Property **For Sale / Lease**

Presented By:

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5693 OLD SALISBURY ROAD

INDUSTRIAL PROPERTY FOR SALE / LEASE

**5693 OLD SALISBURY ROAD**
LEXINGTON, NC 27295**PROPERTY DESCRIPTION**

Two stand-alone, well-maintained industrial warehouses situated on 3.19 acres available for sale and lease. The $\pm 12,626$ SF building is fully conditioned and features one covered dock door/platform and 10'-15.5' clear height. The second building offers $\pm 14,470$ SF, one covered dock door/platform, and a 10'-15.5' clear height. The site is positioned less than two miles from I-85 and provides ample room for parking and trailer storage.

OFFERING SUMMARY

Sale Price:	\$1,275,000
Lease Rate:	\$3.50 SF/yr (NNN)
Available SF:	$\pm 27,096$ SF
Lot Size:	3.19 Acres

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Building 1



Building 1



Building 1



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Building 2



Building 2



Building 2



Building 2

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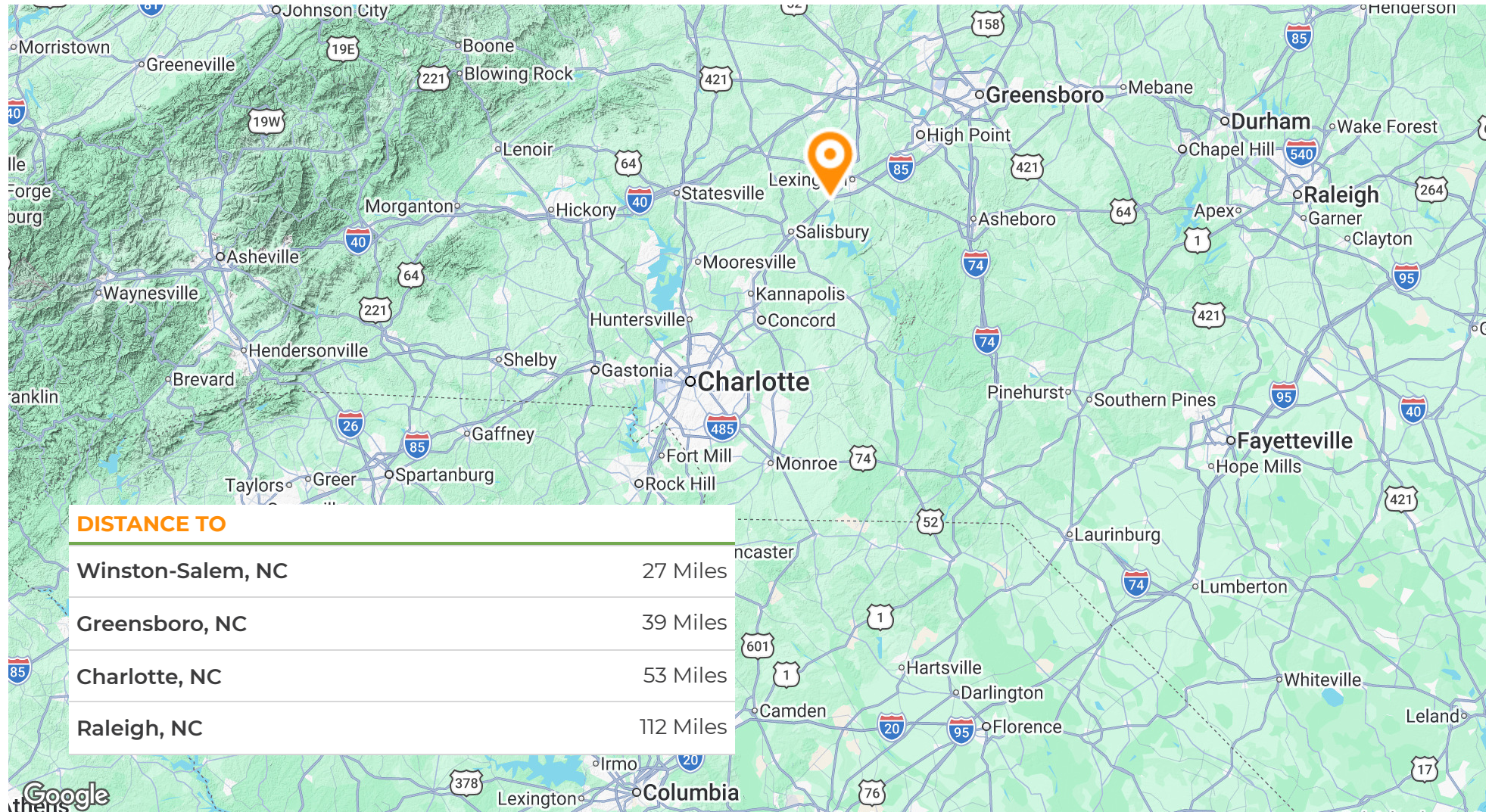
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INDUSTRIAL PROPERTY **FOR SALE / LEASE**

LOCATION INFORMATION

Street Address	5693 Old Salisbury Road
City, State, Zip	Lexington, NC 27295

PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Warehouse
Zoning	LI (Limited Industrial)/RA-1 (Rural Agricultural)
Lot Size	3.19 Acres
Available SF	±27,096 SF
Building 1: SF/Year Built	12,626/1974
Building 2: SF/Year Built	14,470/1979
Dock Doors	2
Sprinkler	No
Utilities	Electrical, Water, Gas, Septic
Building 1: HVAC	2006, 2024



SALE PRICE: \$1,275,000
LEASE RATE: \$3.50 SF/YR
(NNN)

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