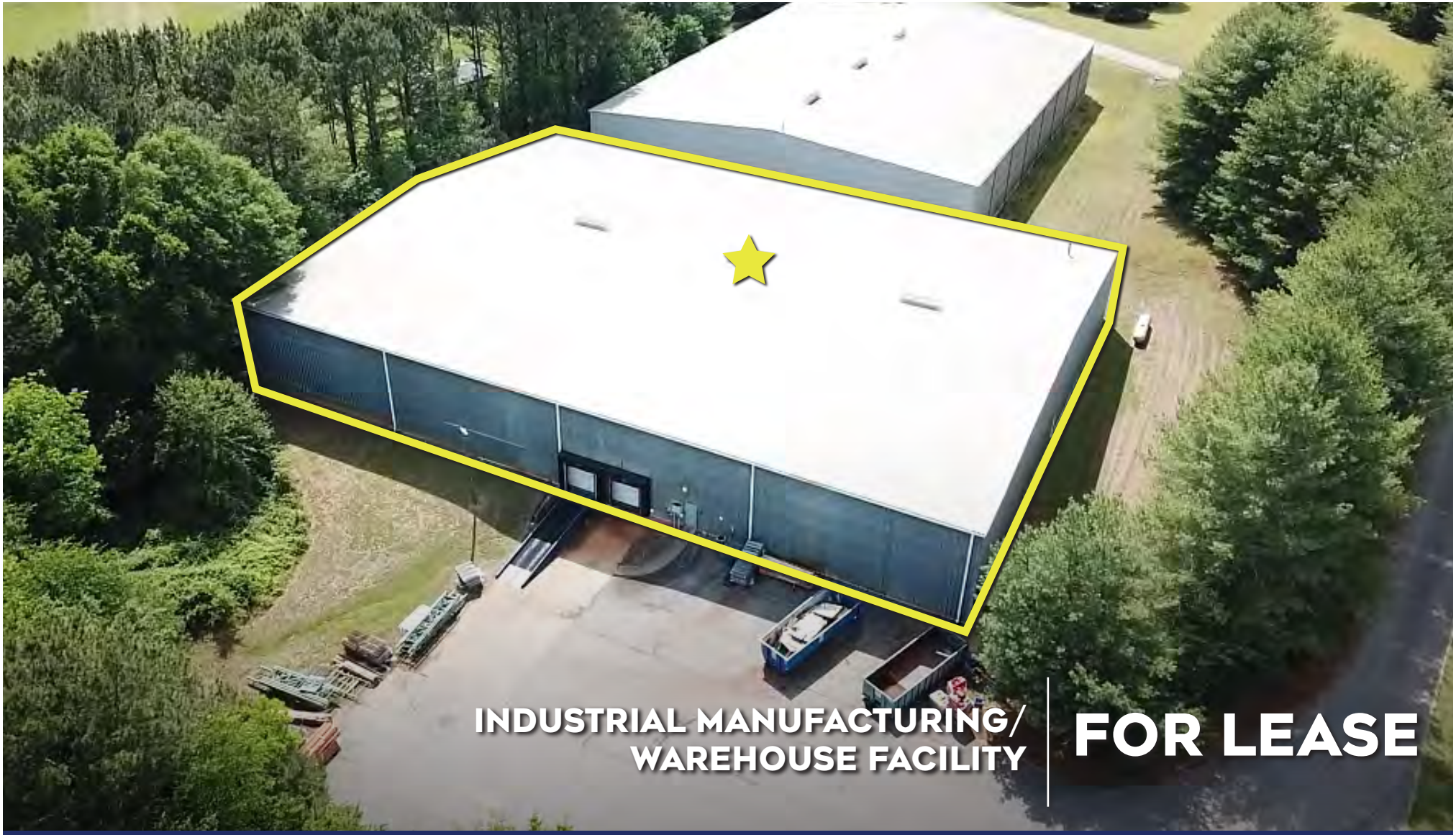

INDUSTRIAL MANUFACTURING/ WAREHOUSE FACILITY | FOR LEASE

1574 STARTOWN ROAD | LINCOLNTON, NC

Rare opportunity to lease a ±30,000 SF industrial/warehouse facility conveniently located in proximity to US-321, NC-150, NC-16, and I-40.

JAMES RICE
c 859 953 1065
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COMMERCIAL REAL ESTATE

PROPERTY INFORMATION

Featuring 277/480V 3-phase power, 22'–28' clear heights, with 24' x 50' column spacing — the property is well-suited for manufacturing, fabrication and warehousing with multiple dock-high loading positions/drive-in access. The facility offers connectivity to the Charlotte and Hickory markets and provides access to a strong regional industrial labor pool.

SF*

30,000 SF
Office is 250 SF, air conditioned

ZONED

General manufacturing and commercial

FEATURES

- **Clear height:** 22'-28'
- **Dock doors:** Two - 10'x12'
- **Power:** 277/480V 3-phase power
- One restroom
- Private driveway & potential outdoor storage
- 24' x 50' column spacing
- Heated
- Wet sprinkler system

LEASE RATE

$7.50, NNN

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	918	14,137	30,554
Households	386	5,958	12,823
Families	271	3,674	8,310
Median Age	39.4	41.1	42.8
Average HH Size	2.38	2.29	2.33
Median HH Income	$68,024	$55,632	$62,328
Average HH Income	$81,094	$70,469	$78,868
Per Capita Income	$33,479	$29,949	$33,054

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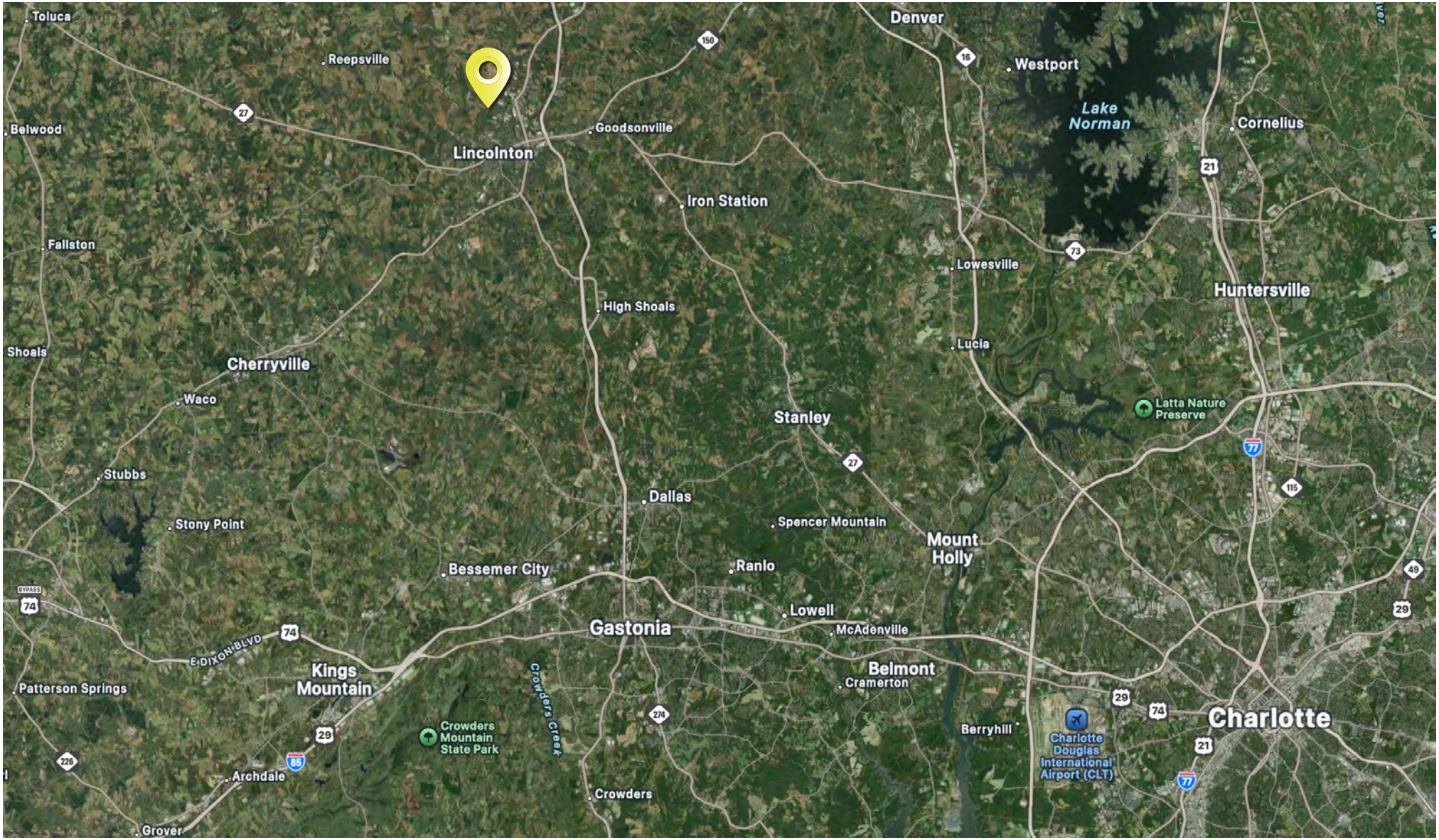

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*The land acreage and/or building square footage was obtained from the County's Geographical Information System or other electronic resources. For exact square footage and/or acreage, we recommend that prior to purchase, a prospective Buyer/Tenant obtain a boundary survey or have the building measured professionally.

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