

129 Legionaire Drive

Lincolnton, NC 28902



51,234 Available

SQUARE FEET

12'-16'

CEILING HEIGHT

7 + 1 Drive-In

DOCK DOORS

3 Phase

POWER

WET

SPRINKLER

NOW

AVAILABLE

PROPERTY FACTS

Total Building Size	119,652 SF
Year Built	1959
Exterior Finish	Masonry
Zoning	GMC

FEATURED AMENITIES

- Centrally located between I-85 & I-40
- Ample parking and semi/equipment movement
- Two sections vacant: 17,433 & 33,801/two sections leased
- 3,500+/- SF of office space (included in total SF)

For retail, flex, showroom, and service users, area demographics translate into steady local traffic, repeat visits, and durable demand for necessity-based goods and services.



TOTAL BUILDING SIZE

119,652 Total SF on 43+/- Acres

CEILING HEIGHT

12' -16 ceiling clearance in warehouse spaces

LOADING DOCKS

7 dock high doors, one drive-in door

SPRINKLER SYSTEM

Wet system building-wide

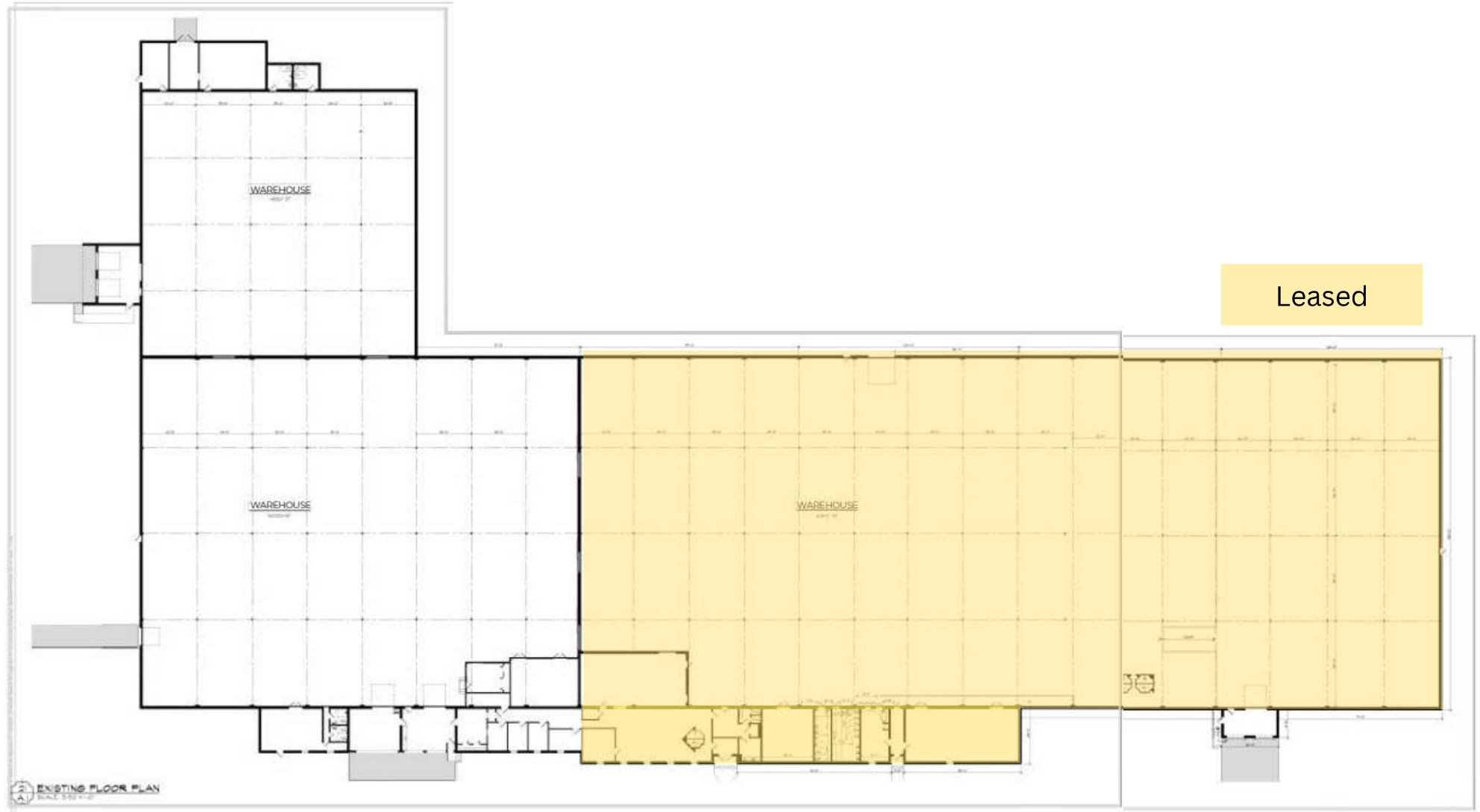
COLUMN SPACING

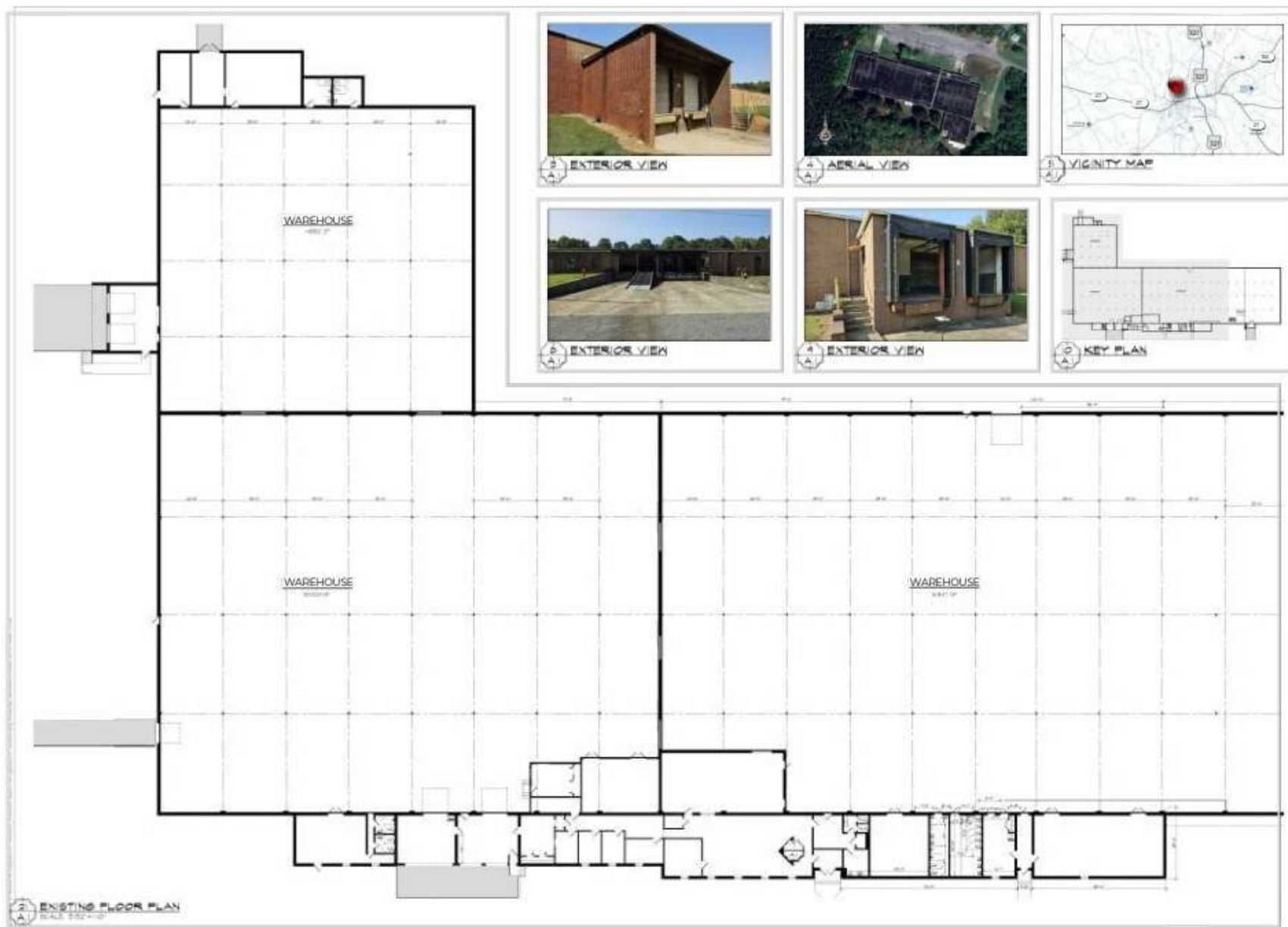
25'-38'

SITE / PARKING

Plenty of marked and unmarked parking; 30+ spaces

A rare 119,652 SF single-story industrial building on ~43 acres in Lincoln County, NC – one of the largest available blocks in the Lincolnton submarket, purpose-suited for distribution, logistics, and manufacturing operators.





EXTERIOR VIEW



AERIAL VIEW



VICINITY MAP



EXTERIOR VIEW



EXTERIOR VIEW

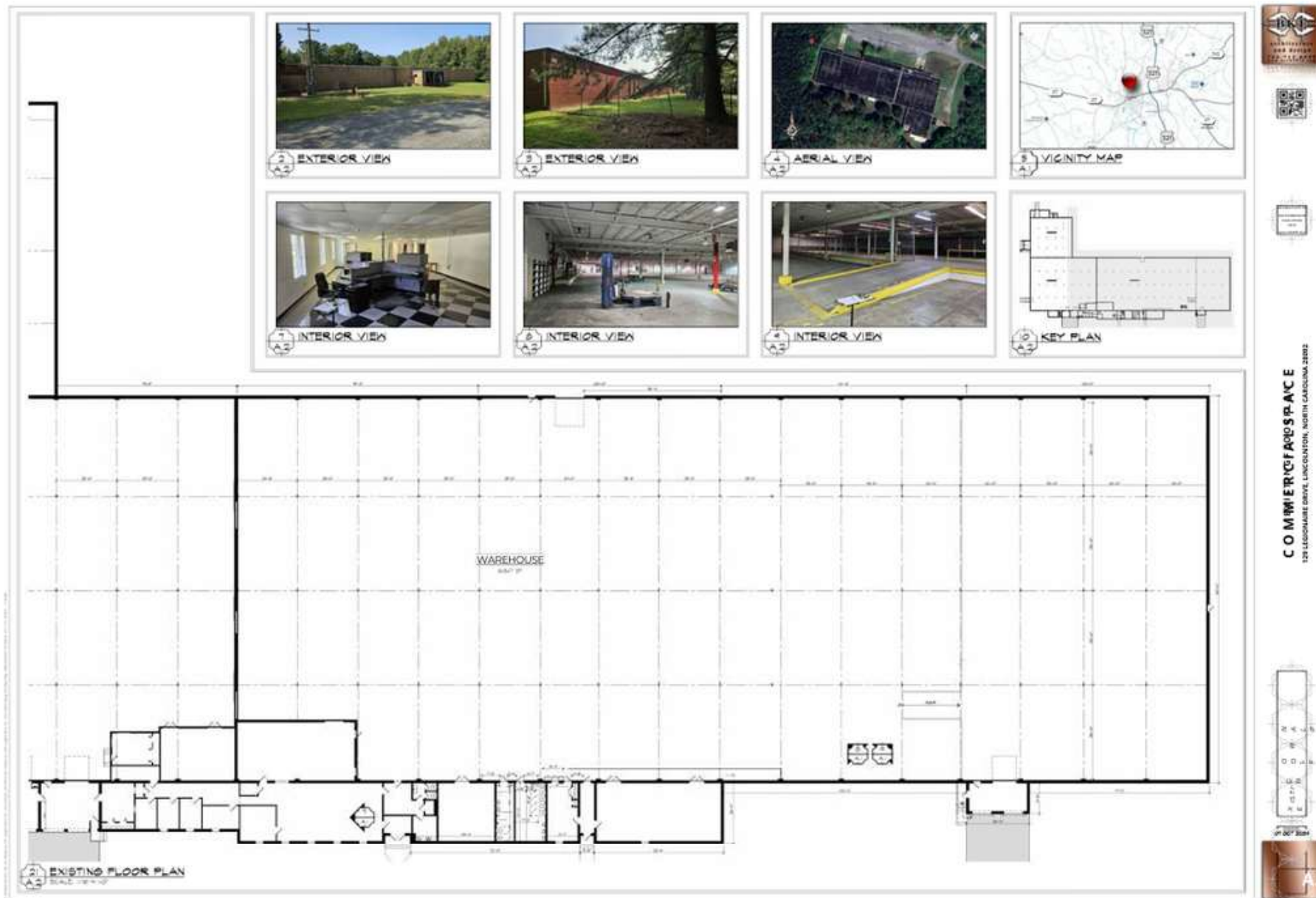


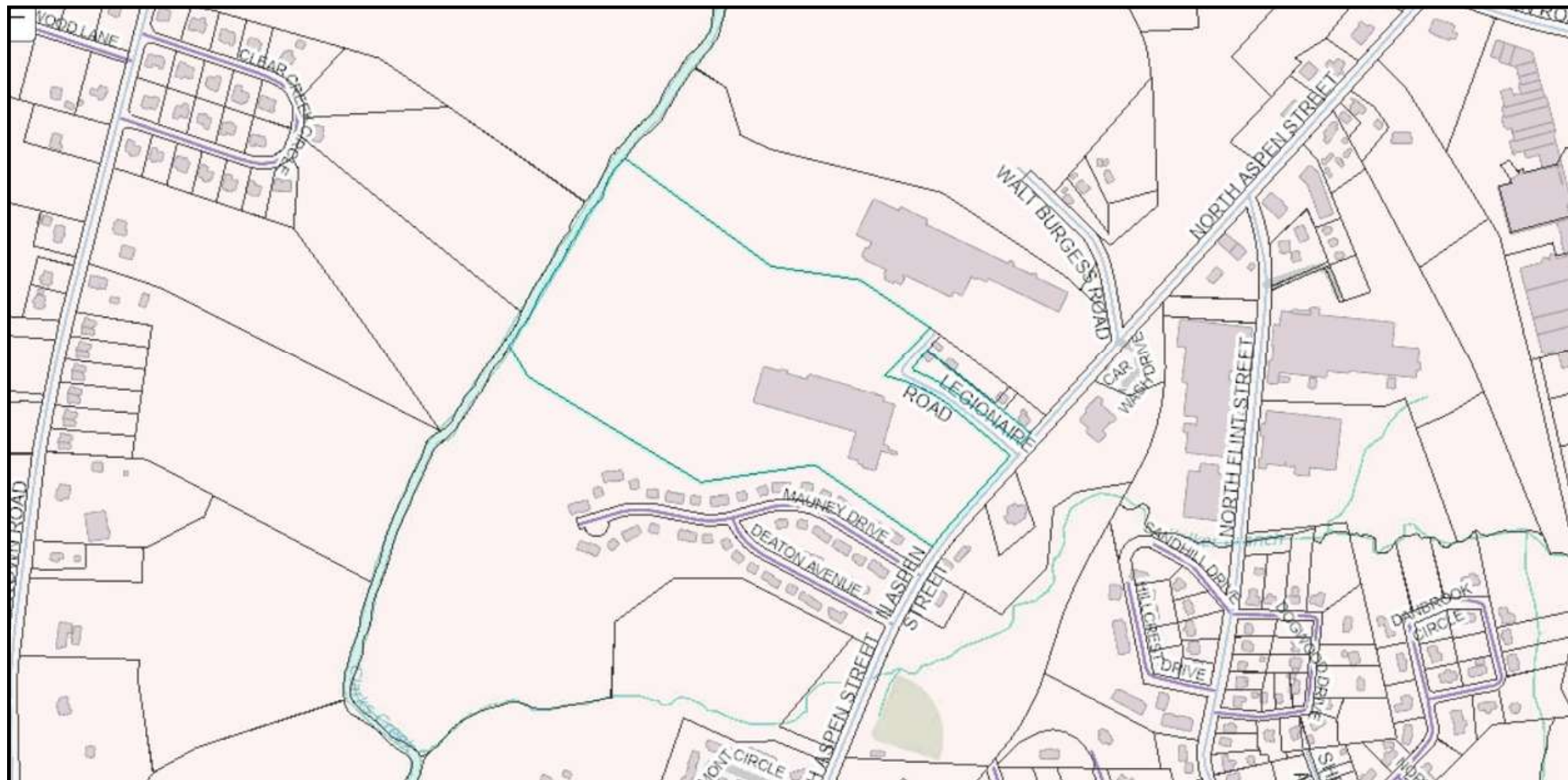
KEY PLAN



COMMERCIAL SPACE
129 LEGIONAIRE DRIVE, LINCOLN, NORTH CAROLINA 28052







Extra acreage for expansion, division, development or sale.



AREA GROWTH & DEMAND

- Major industrial investments totaled \$231M, creating 604 new jobs countywide. This includes expansions by Bosch (233 jobs, \$130M investment) and new facilities by Hospitality Seating Concepts and Wanzl.
- The NC General Assembly allocated \$18.55M for water/sewer infrastructure, accelerating industrial park development.
- Proximity to Charlotte (40 minutes) and major highways (Hwy 321, I-40, I-85) makes Lincolnton a preferred site for manufacturers seeking lower costs with regional access.

LINCOLNTON PROVIDES...

- A stable industrial labor pool with competitive wage expectations
- Strong alignment with manufacturing, logistics, and distribution employers
- Workforce availability for industrial tenants seeking cost-efficient labor

The labor pool is deep, manufacturing-skilled, and supported by coordinated workforce development programs.

LINCOLNTON WORKFORCE SNAPSHOT

12,769

Population

\$43,294

Median Income

1-3%

Projected
Annual Growth