

FOR SALE

±157,650 SF LI on ±27.80 AC

NAI Piedmont Triad
Commercial Real Estate Services, World Wide

4339 Old Linwood Road
Lexington, North Carolina

PROPERTY *information*

The I-85 Industrial Corridor between Charlotte and Raleigh is one of the Southeast's premier manufacturing and logistics corridors, offering unparalleled access to major markets, interstate highways, rail service, air cargo, and East Coast ports. Centered around the Piedmont Triad, companies benefit from a strategic location that enables one-day truck access to much of the Eastern United States while enjoying lower operating costs, abundant industrial labor, and less congestion than larger metropolitan areas. These advantages have made the corridor a preferred location for manufacturers, distributors, and third-party logistics (3PL) providers seeking efficient supply chain operations, making it an ideal environment for companies supporting major projects such as JetZero and other advanced manufacturing investments.

Building Size	±157,650 SF Pre-graded expansion pad for 162,000 SF Building
Office Size	±800 SF office
Lot	27.80 Acres
Loading	26 Dock height doors with seals levelers, and locks One oversized drive-in door
Power	480/277 3-Phase / 1,600 Amps
Column Spacing	40' x 50'
Construction	Tilt-wall Construction with 24' Clear - 28' in center
Lighting	Partial LED lighting
Location	Less than one mile from I-85 and Davidson County Executive Airport (KEXX) / 5,000 ft runway Property Backs up to Norfolk Southern Rail Line

SALE PRICE: \$9,600,000

KEY HIGHLIGHTS

BUILT-IN ROOM TO GROW — There's a pre-graded expansion pad for an additional ±162,000 SF, meaning a buyer could roughly double the footprint without new land acquisition. This is the single biggest differentiator; most comparable listings nearby (e.g., 3979 Old Linwood Rd at 163,988 SF, or the smaller flex buildings on Woodside Dr and Lexington Pkwy) don't offer expansion capacity on-site.

LOW BUILDING-TO-LAND RATIO — 27.80 acres under an almost 160K SF building means huge truck court and trailer storage capacity, a real pain point for distribution/logistics tenants at tighter urban sites.

AIR FREIGHT/AVIATION ACCESS — It sits near Davidson County Executive Airport (5,000-ft runway), a genuine rarity for industrial sites this size. Also within 47 miles of Piedmont Triad International and 59 miles of Charlotte Douglas

HIGHWAY PROXIMITY — Under 1 mile to I-85, a major Southeast logistics corridor.

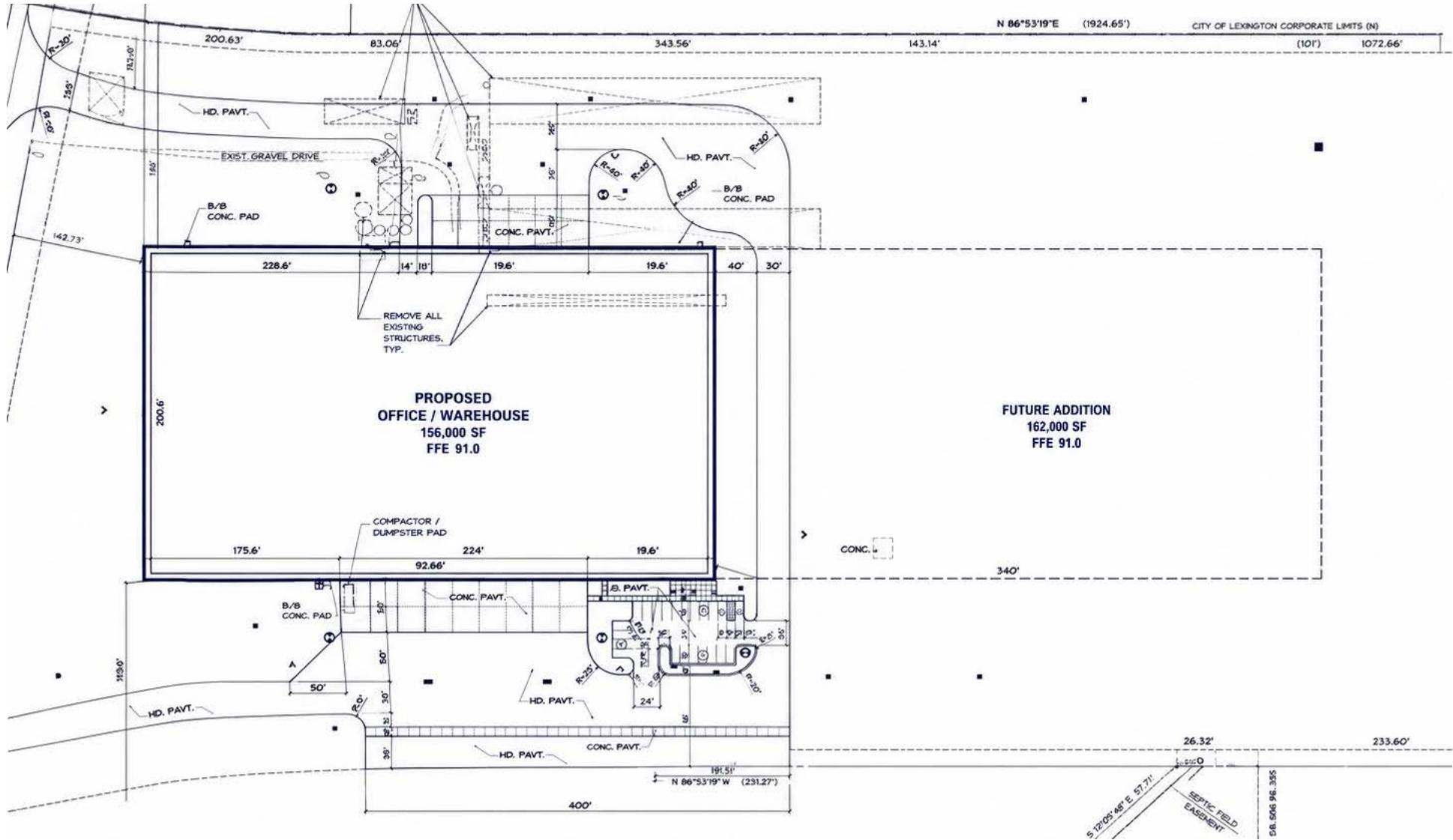
POWER CAPACITY — 1,600+ amp service opens the building to heavier manufacturing or automated distribution users, not just passive storage.

PROPERTY *photos*



LAYOUT

with expansion pad



REGIONAL*map*



I-85 INDUSTRIAL CORRIDOR

HIGH POINT, NC TO CONCORD, NC

STRATEGIC CONNECTIVITY.
DEEP LABOR POOL.
PRO-BUSINESS COMMUNITIES.



PIEDMONT TRIAD
INTERNATIONAL AIRPORT (GSO)
35 MILES NORTH



CORRIDOR HIGHLIGHTS

- ±91 Miles Along I-85
- 6 Major Industrial Markets
- Direct Access to I-40, I-77, US-29, US-52 & NC-73
- Norfolk Southern Rail Throughout Corridor
- 25-Mile Labor Pool
165,000+ Workers
- Central Location Between Piedmont Triad & Charlotte

LEGEND

- MANUFACTURING
- DISTRIBUTION / LOGISTICS
- AUTOMOTIVE / TRANSPORTATION
- FOOD & BEVERAGE
- AEROSPACE / ADVANCED MFG
- CONSUMER PRODUCTS
- INTERSTATE
- US HIGHWAY
- NORFOLK SOUTHERN RAIL
- MAJOR INDUSTRIAL PARK / BUSINESS PARK
- COUNTY BOUNDARY



BROKERAGE DEVELOPMENT INVESTMENTS

FOR MORE INFORMATION, CONTACT:



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