

FREEMAN | COMMERCIAL REAL ESTATE



FOR LEASE

FULLY CONDITIONED INDUSTRIAL AVAILABLE

+/- 12,000 SF | I-285/HWY 52, LEXINGTON NC

ABNER WRIGHT & LEE CHEWNING

abner@freemancommercial.com

lee@freemancommercial.com

336-768-4410

FOR LEASE

PROPERTY OVERVIEW

LOCATION

ADDRESS	794 American Way
CITY, STATE, ZIP	Lexington, NC 27295
COUNTY	Davidson County

PROPERTY INFORMATION

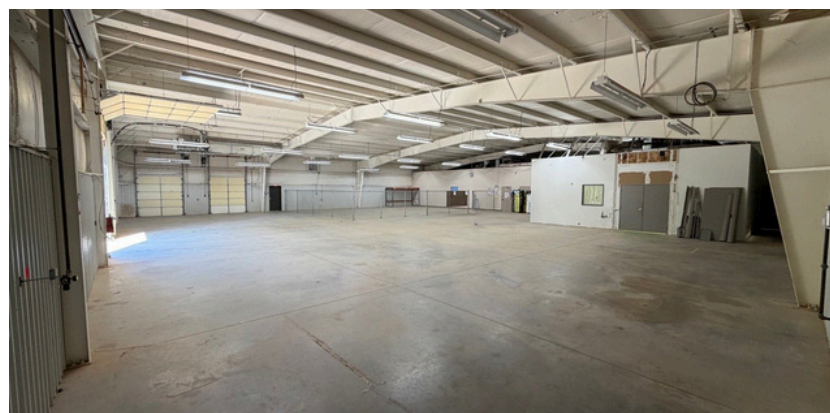
ZONING	Light Industrial
BUILDING SIZE	12,000 +/- AC
LOT SIZE	4.57 +/- AC
LEASE RATE	\$11.50/PSF NNN

- + 12,000 SF includes:
 - 2,200 SF Office
 - 1,500 SF Clean Room/Training Room
 - 8,300 SF Warehouse
- + 3 Restrooms, 3 refrigerators
- + Two 8'-9' loading docks with levelers and one 12'x12' drive-in door
- + Ceiling Height:
 - 17' to bottom of beam
 - 29' to ceiling
 - 16' at eaves
- + Clear span, no internal columns
- + Gated yard access
- + Well-located at the I-285/Hwy 52 & Hwy 8 interchange with easy access to I-85, I-40, Charlotte & Raleigh, and only 20 minutes to Winston-Salem



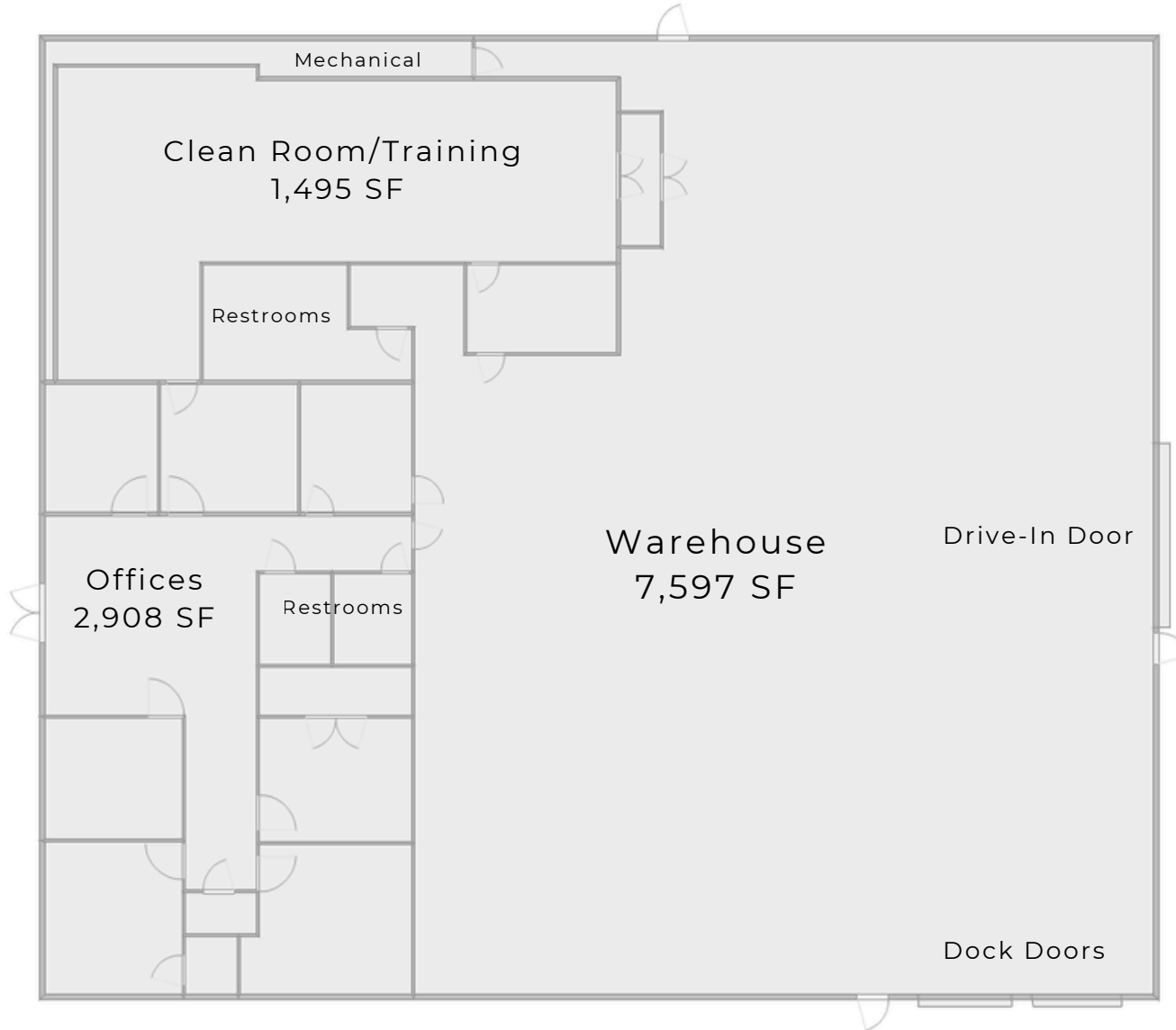
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FLOOR PLAN - 794 AMERICAN WAY, LEXINGTON NC



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