

FOR SALE – Owner Occupied Opportunity

Industrial Investment

200 N Church Street, Lexington, NC



Investment Highlights

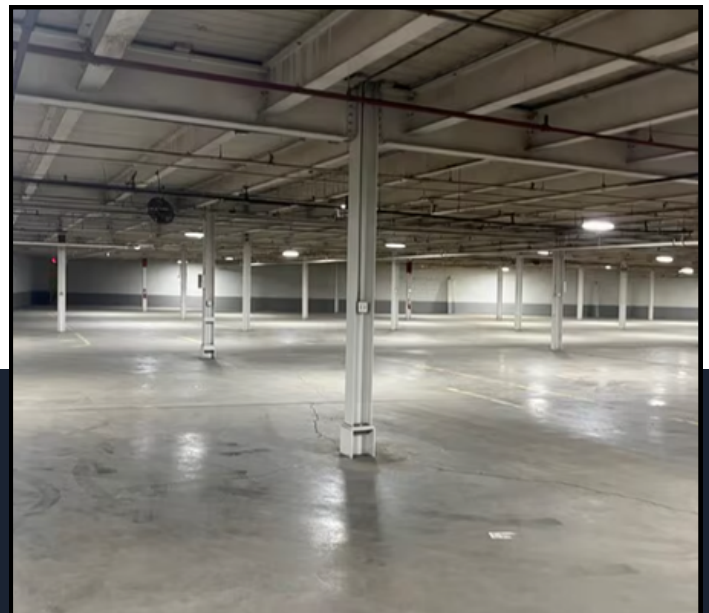
- Positive Cash Flow - Tenant(s) in Place
- Total Building - 229,000 Sq Ft
- Large Parcel Size - 10 to 30 Acres Available
- Generous Tax Incentives
- **Opportunity Zone Designation**

Construction

- Zoned for heavy industrial use
- Ample truck, trailer and parking - 3 Acres
- Lower Maint Costs - Structural Steel Construction
- Engineered Design for Higher Efficiency - Lower Utility Usage
- Retrofitted Utilities: Electrical, Water & Gas
- Drive-in access points
- Multiple docks per suite
- Clear height: 14' to 20' ceilings
- Concrete slab flooring throughout
- 1200 Amp 480v 3-phase electrical service
- Sprinklered throughout

Investment Benefits

- High Return on Capital
- National Opportunity Zone, No Tax on Capital Gain Potential
- Market Flexibility: 15,000 to 100,000 Suites
- Diversified Tenant Base- Multi Use Facility: Warehousing, Manufacturing, or Mixed Use



Contact Information

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