

NEW U.S. HWY 64

LEXINGTON, NC



PIEDMONT CRESCENT INDUSTRIAL PARK



±25 - 1,213 ACRE CLASS A INDUSTRIAL

**will subdivide*

LOCAL INDUSTRIAL EXPERTS

Colin Ferguson

Vice President

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Henry Lobb, SIOR

Principal

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Jamie Endres-Keller

Principal

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Rick Ybarra

Principal

703 568 6390

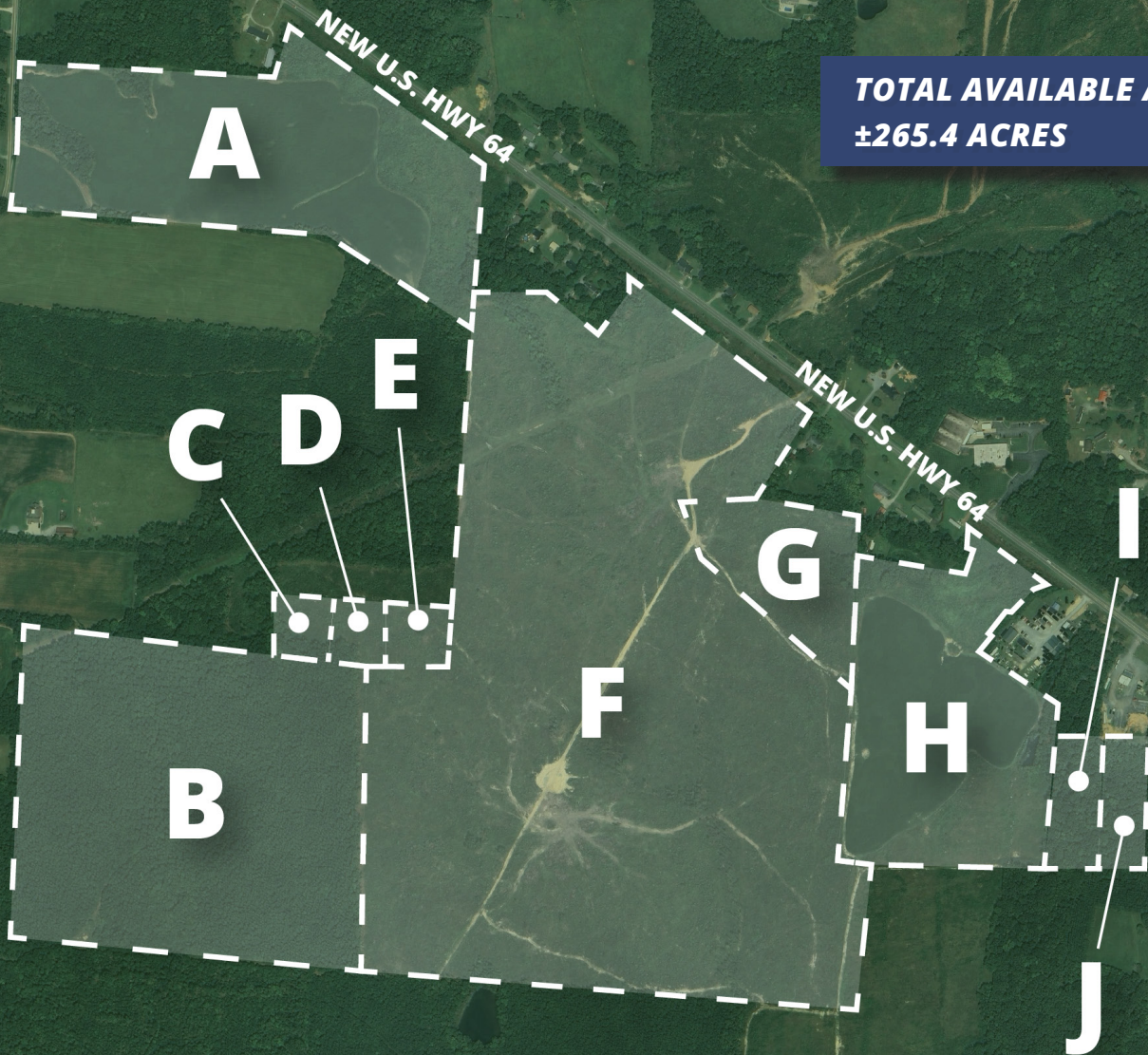
rick.ybarra@avisonyoung.com

**AVISON
YOUNG**

AVAILABLE INDUSTRIAL PARCELS

**LI ZONING PARCELS
(LIGHT INDUSTRIAL)**

**TOTAL AVAILABLE ACREAGE
±265.4 ACRES**



LOT	PARCEL ID #	ACRES
A	6754-02-67-8755	±38.13
B	6754-04-64-6514	±52.19
C	6754-02-65-9676	±2.68
D	6754-02-75-2662	±2.68
E	6754-02-75-6611	±4.0

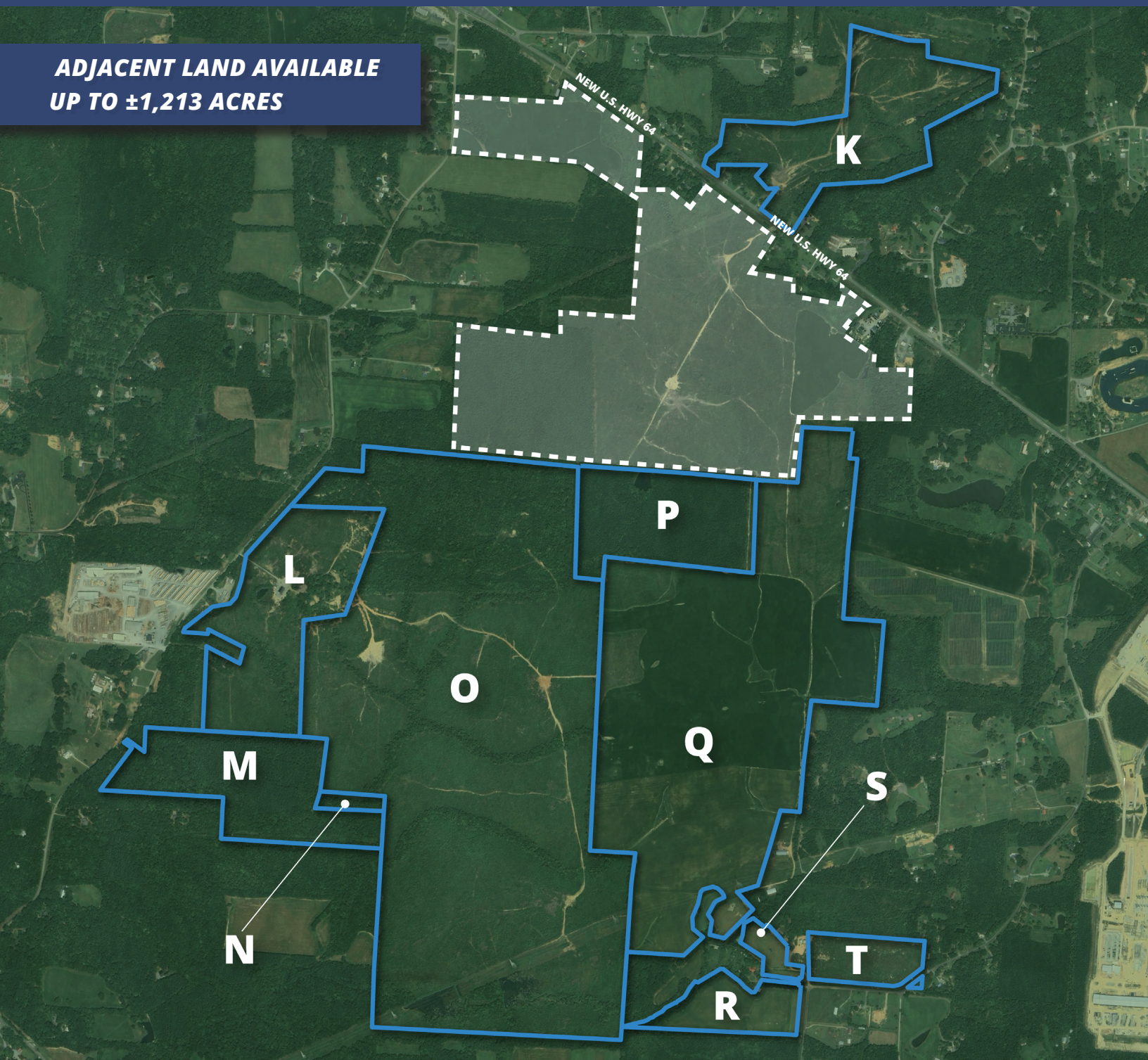
LOT	PARCEL ID #	ACRES
F	6754-02-85-5957	±126.17
G	6754-02-95-3821	±8.28
H	6764-01-05-0150	±25.44
I	6764-03-04-5792	±2.83
J	6764-03-04-7792	±3.0

**PIEDMONT CRESCENT
INDUSTRIAL PARK**

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OWNED PROPERTY

**ADJACENT LAND AVAILABLE
UP TO ±1,213 ACRES**



LOT	PARCEL ID #	ACRES
K	6764-01-18-0085	±71.69
L	6754-03-32-7313	±70.58
M	6754-03-30-4312	±56.87
N	6754-03-40-5163	±3.00
O	6754-04-50-9870	±432.38

LOT	PARCEL ID #	ACRES
P	6754-04-83-0471	±56.00
Q	6754-04-81-8325	±262.23
R	6753-02-98-3425	±19.77
S	6753-02-98-3425	±5.39
T	6763-01-08-3395	±16.69

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INDUSTRIAL PARK**

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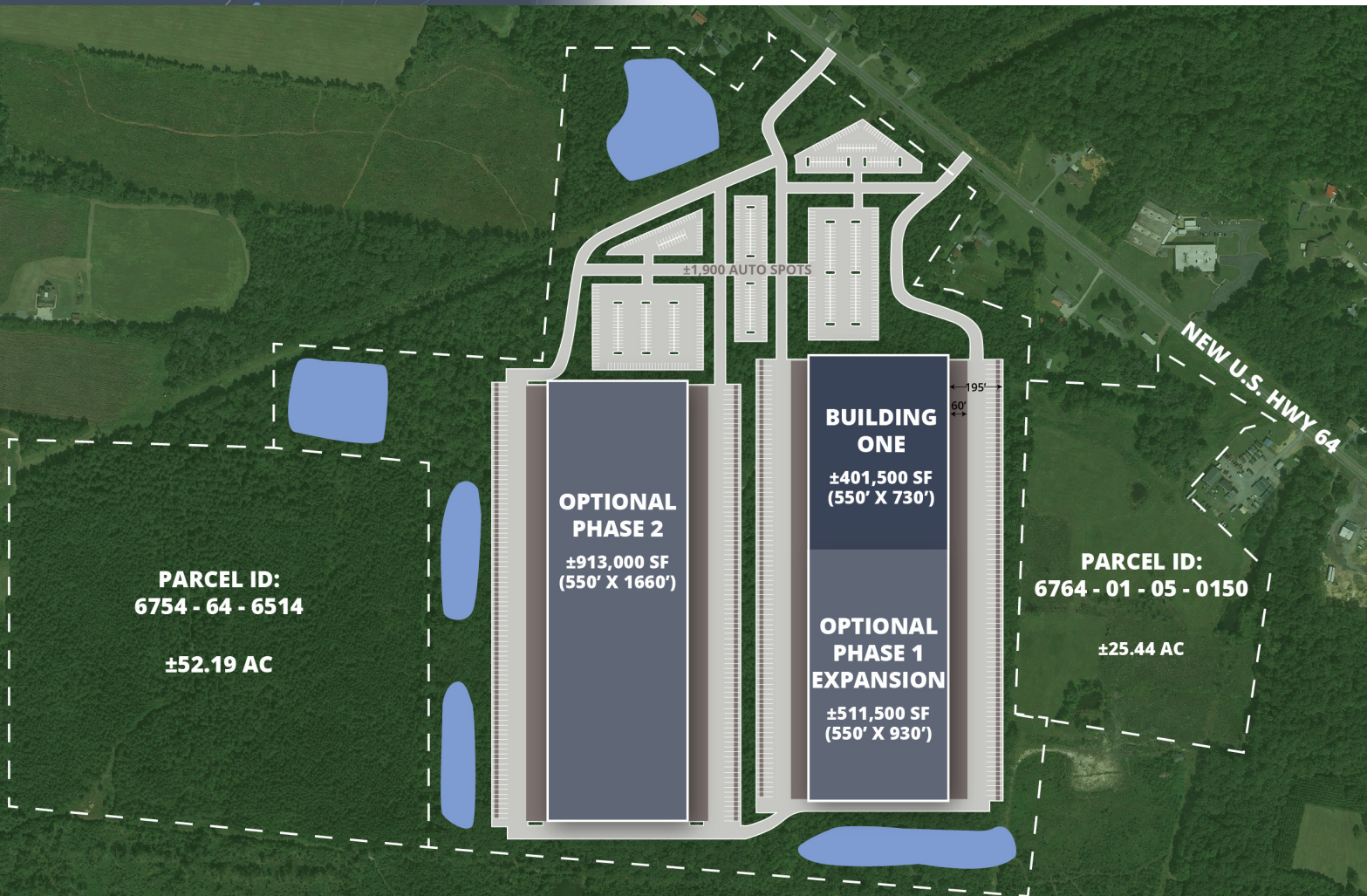
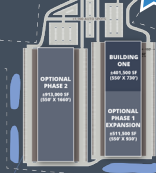
CONCEPT PLAN

BUILD TO SUIT CLASS A INDUSTRIAL OPPORTUNITY

SERVICING THE CHARLOTTE MSA AND TRIAD MARKETS

Piedmont Crescent industrial park offers immediate access to US Hwy 64 via two curb cuts and close proximity to I-85. The proposed site concept offers tremendous site flexibility to any large e-commerce distributors or manufacturer looking for a regional facility to serve the Carolinas. For further information on site plan flexibility or available utilities please reach out.

★ TWO ACCESS POINTS
to New U.S. Hwy 64



Building 1 Total SF: ±401,500 - 913,000 sf

Dimensions: 550' x 730' - 1660'

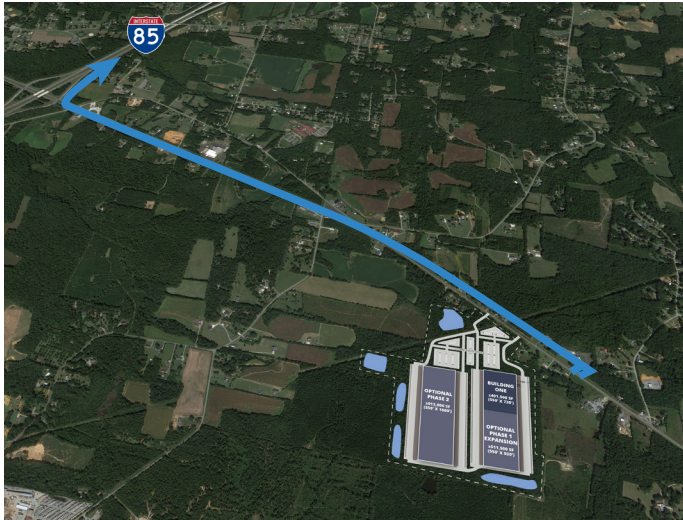
Truck Court: 195'

Building 2 Total SF: ±913,000 sf

Dimensions: 550' x 1660'

Truck Court: 195'

PRIME LOCATION



PROXIMITY TO I-85

Direct access to I-85 via exit 96.



MAJOR THOROUGHFARES

Only 8 miles from I-285 and 20 miles to I-74.



CENTRAL LOCATION

Located strategically along the East Coast for easy distribution.



PIEDMONT TRIAD INTERNATIONAL AIRPORT

Located 36 miles from the 3rd busiest airport in North Carolina.



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