

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 available for lease: 17,433 & 33,801
- 3,500 SF of office space (included in total)

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

EXTERIOR DOCK DOORS

Four bays on front left & two in rear left in available space; leased space has own shipping and receiving bays.

SPRINKLER SYSTEM

Wet system building-wide

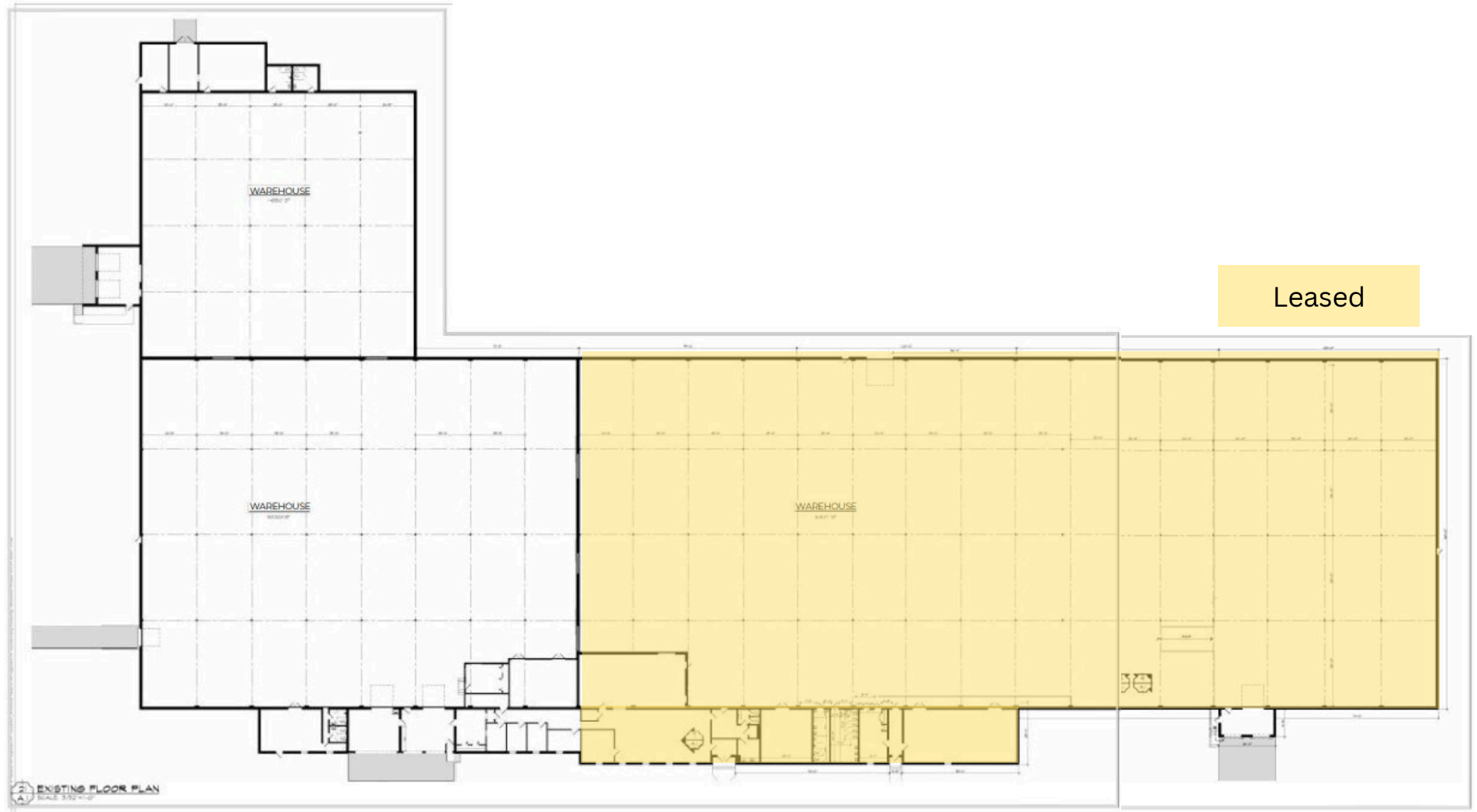
COLUMN SPACING

25'-38'

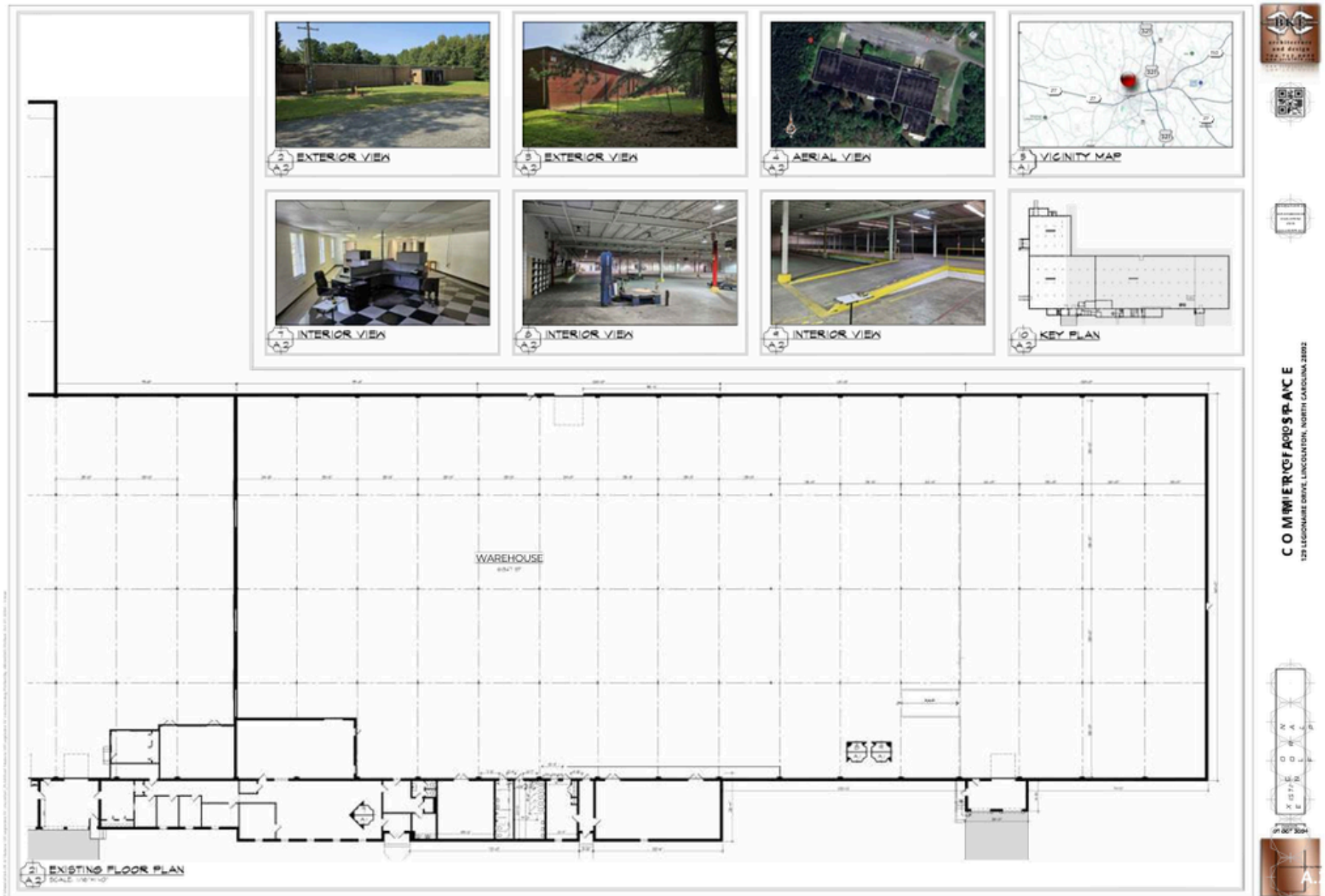
SITE / PARKING

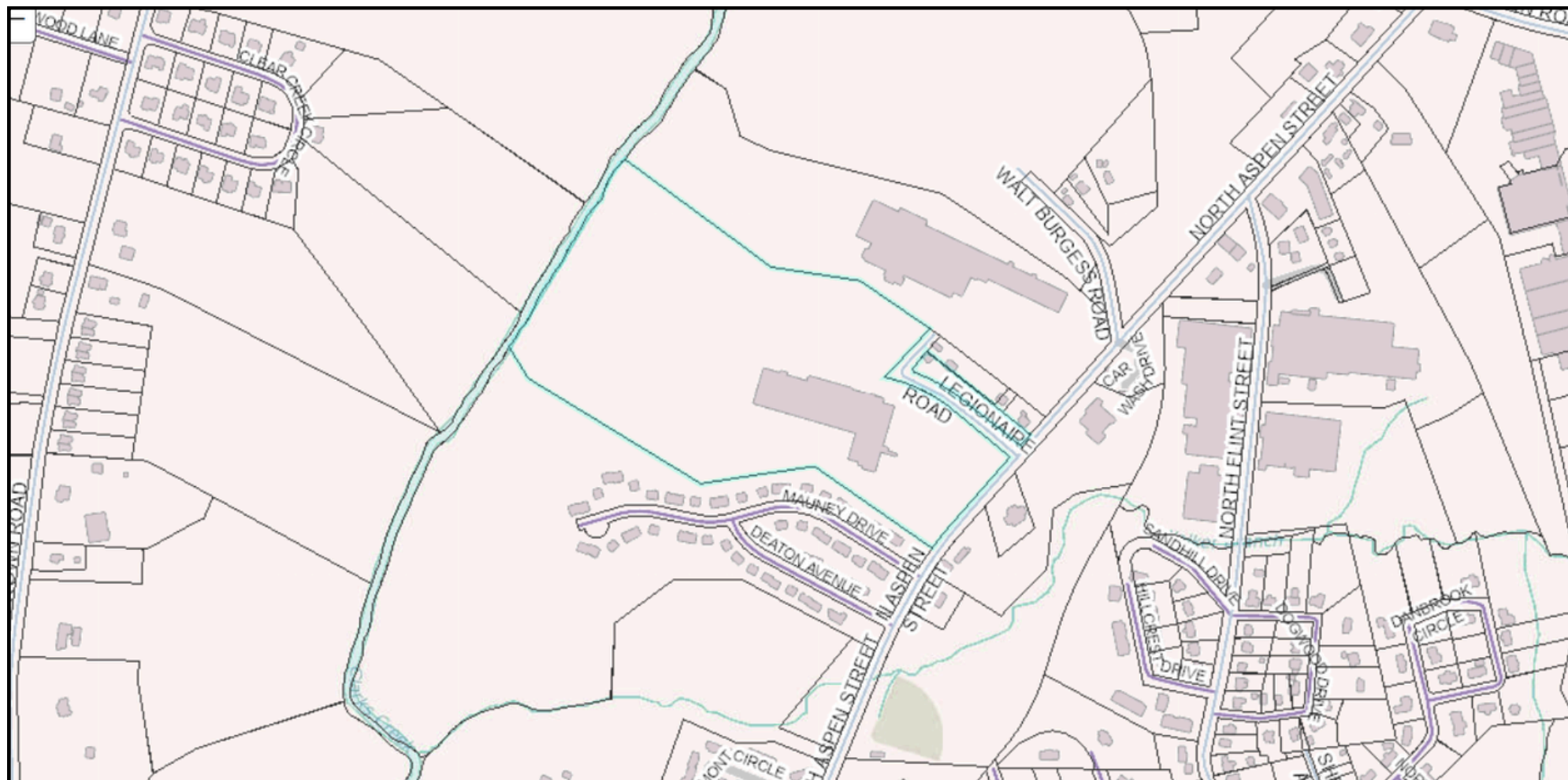
16 marked space with plenty of additional unmarked parking

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.









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