



3211 PROGRESS DRIVE
LINCOLNTON, NORTH CAROLINA

For more information, please contact:

WARREN SNOWDON, SIOR

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DAVID HANNA

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OWNED BY:
Dalfen
INDUSTRIAL

115,924 SF AVAILABLE FOR LEASE

3211 PROGRESS DRIVE LINCOLNTON, NC 28092

LINCOLN COUNTY INDUSTRIAL PARK

Lincoln County Industrial Park, a 680 acre master-planned development strategically located just north of Charlotte, offers outstanding interstate access via the U.S. Highway 321 Inter-Connector, a major interstate quality north-south corridor that connects with Interstate 85 to the south and Interstate 40 to the north.



For more information, please contact:

WARREN SNOWDON, SIOR
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DAVID HANNA
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Dalfen
INDUSTRIAL

FOUNDRY
COMMERCIAL

121 West Trade Street, Suite 2500
Charlotte, NC 28202

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BUILDING FEATURES

TOTAL SF AVAILABLE: 115,924 SF

OFFICE (TWO STORY): 26,924 SF

WAREHOUSE: 89,000 SF

- **INTERIOR:** Painted Interior Walls And Roof Deck
- **CLEAR HEIGHT:** 30'
- **COLUMN SPACING:** 50' x 50'
- **SIDE LOADING:** 8 Dock High Doors (9' x 10')
- **DRIVE-INS:** 1 Overzied Knock Out
- **KNOCK OUT PANELS:** 22
- **HVAC:** 100%
- **ELECTRICAL:** 2,000 Amp, 277/480v
- **WAREHOUSE LIGHTING:** T-5

SPRINKLER: Wet-pipe Density System NFPA 13 ESRF Ready

PARKING SPACES: 320

BUILDING EXPANSION: ± 75,000 SF

BUILDING DIMENSIONS: 300' Deep x 350' Long

YEAR BUILT: 2007

ZONING: Industrial General

POWER: Rutherford Electric

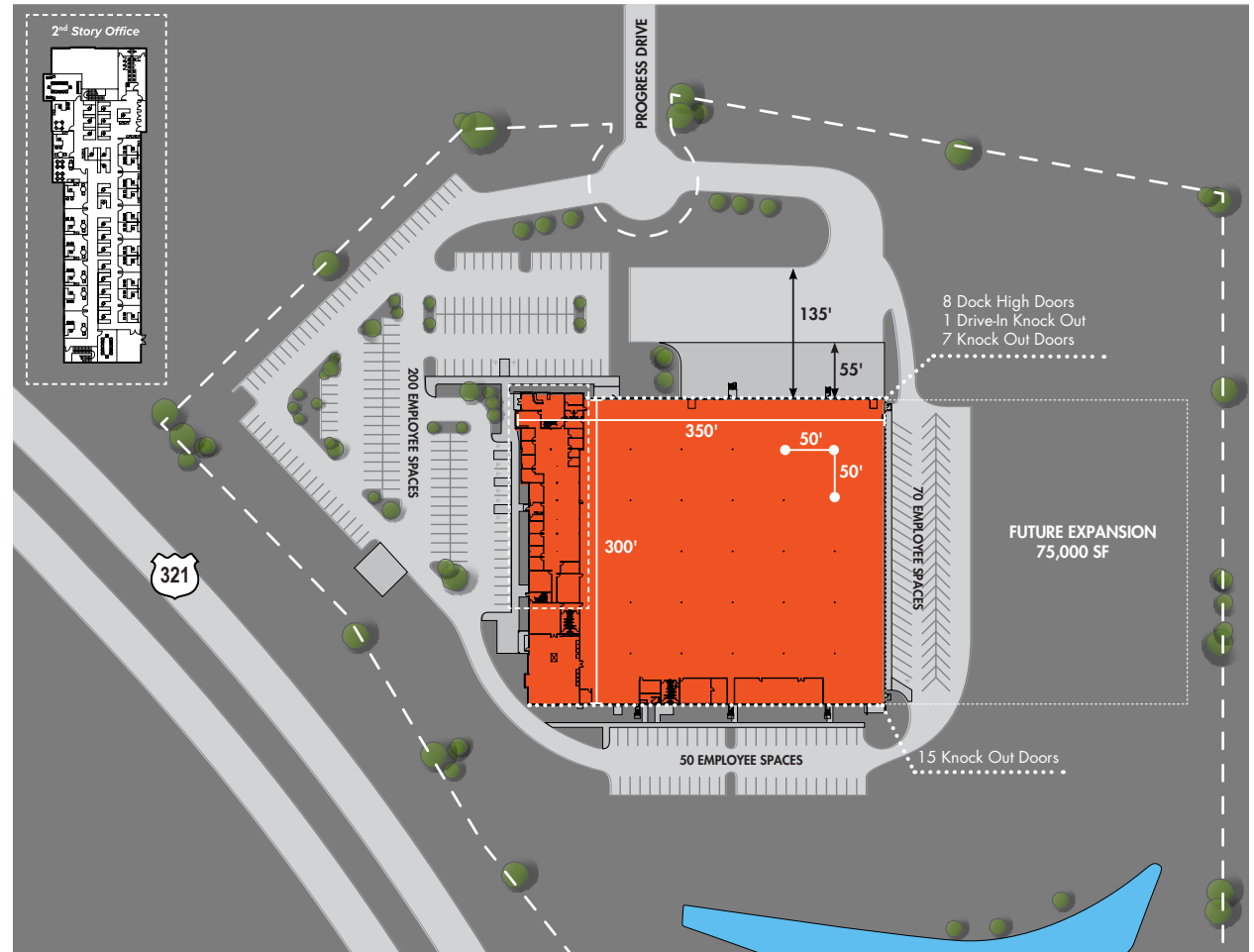
GAS: Piedmont Natural Gas

WATER: Lincoln County

SEWER: City of Lincolnton

VISIBILITY: Great Visibility from Highway 321

SIGNAGE: Building Signage Opportunities Available



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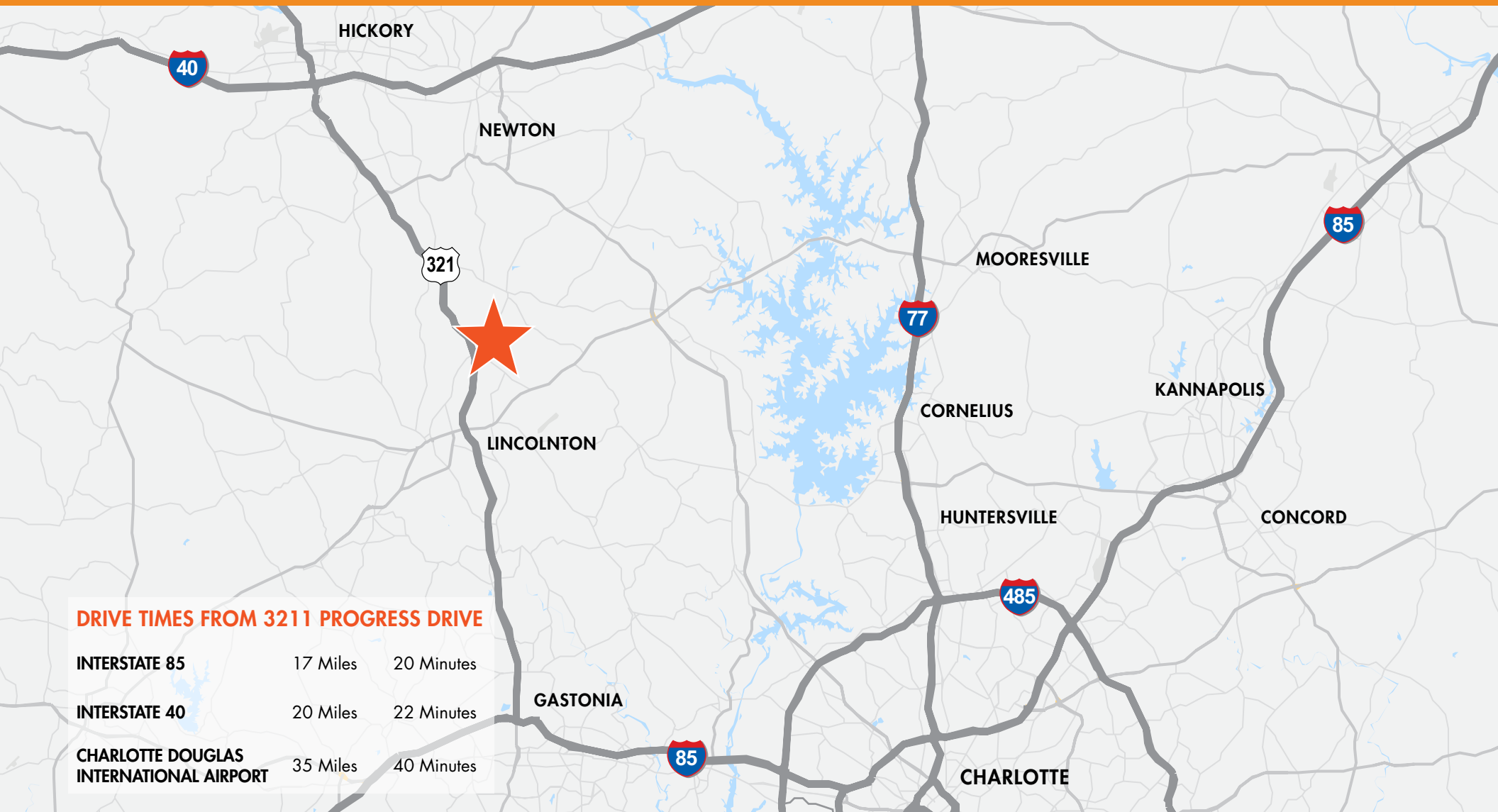
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