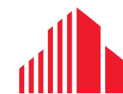


± 90,000 SF



AVAILABLE FOR SALE OR LEASE

INDUSTRIAL FACILITY ON ±10.78 ACRES



**CUSHMAN &
WAKEFIELD**

401 E US HIGHWAY 64, LEXINGTON, NC 27292

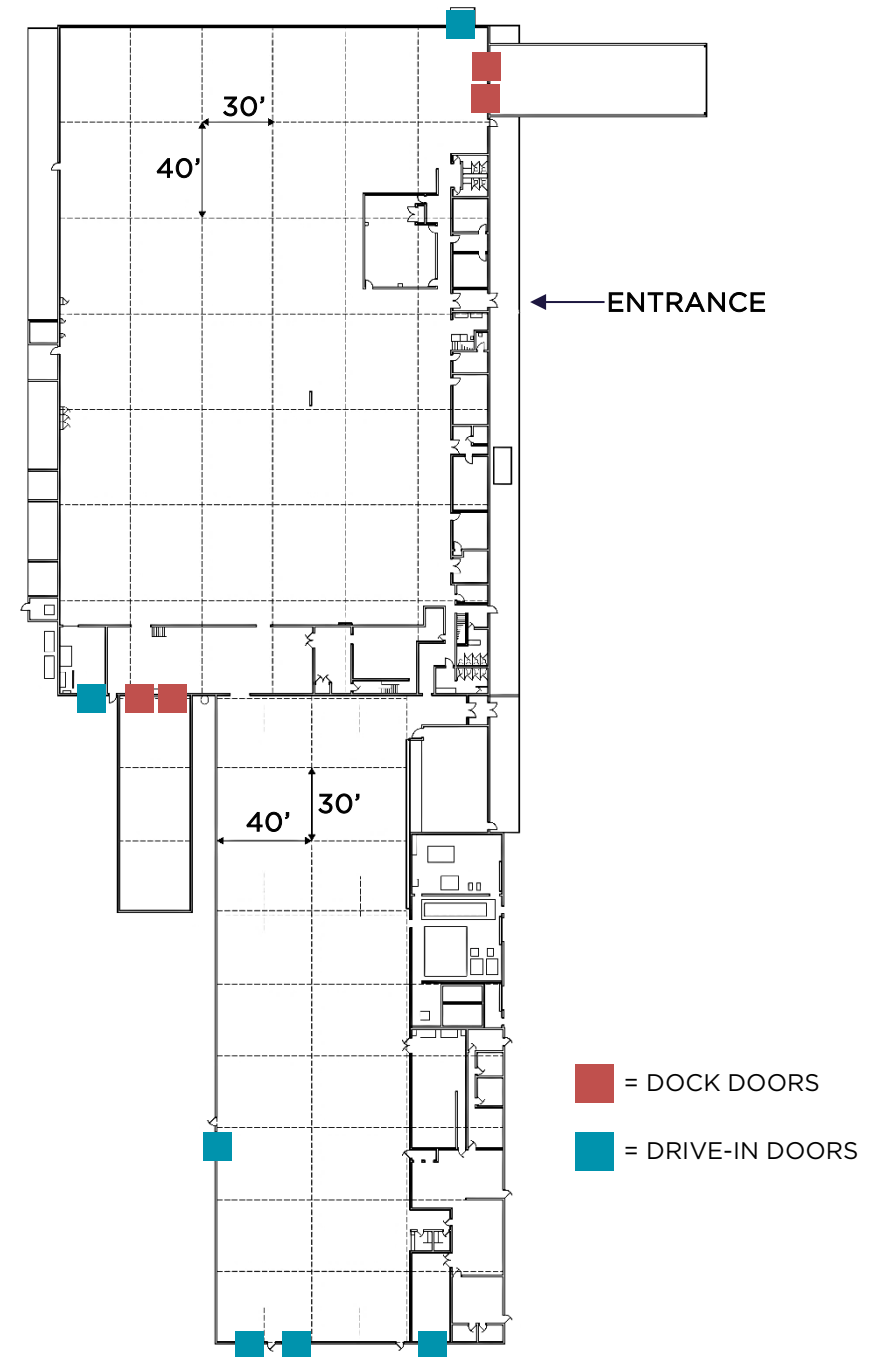
± 90,000 SF

INDUSTRIAL FACILITY ON ±10.78 ACRES

401 E US HIGHWAY 64, LEXINGTON, NC 27292

Space Available:	±90,000 SF
Warehouse SF:	±75,206
Office SF:	±14,794
Acres:	±10.78
Clear Height:	14' - 18'
Dock Doors:	Four (4) 8' x 10'
Drive-In Doors:	Six (6)
Columns:	40' x 30'
Electrical	2,000 Amp, 480V MDP
Lighting:	Fluorescent
Sprinklers:	Wet System
HVAC:	Existing HVAC not currently operational
Parking:	225 employee parking
Zoning:	Employment Center (EC), in the City Limits
Year Built:	1970 (Additions in 1997)
Construction:	Brick, metal and block
Slab:	6" Concrete floors
Roof:	TPO/Standing Seam Metal

PROPERTY INFO & FLOOR PLAN

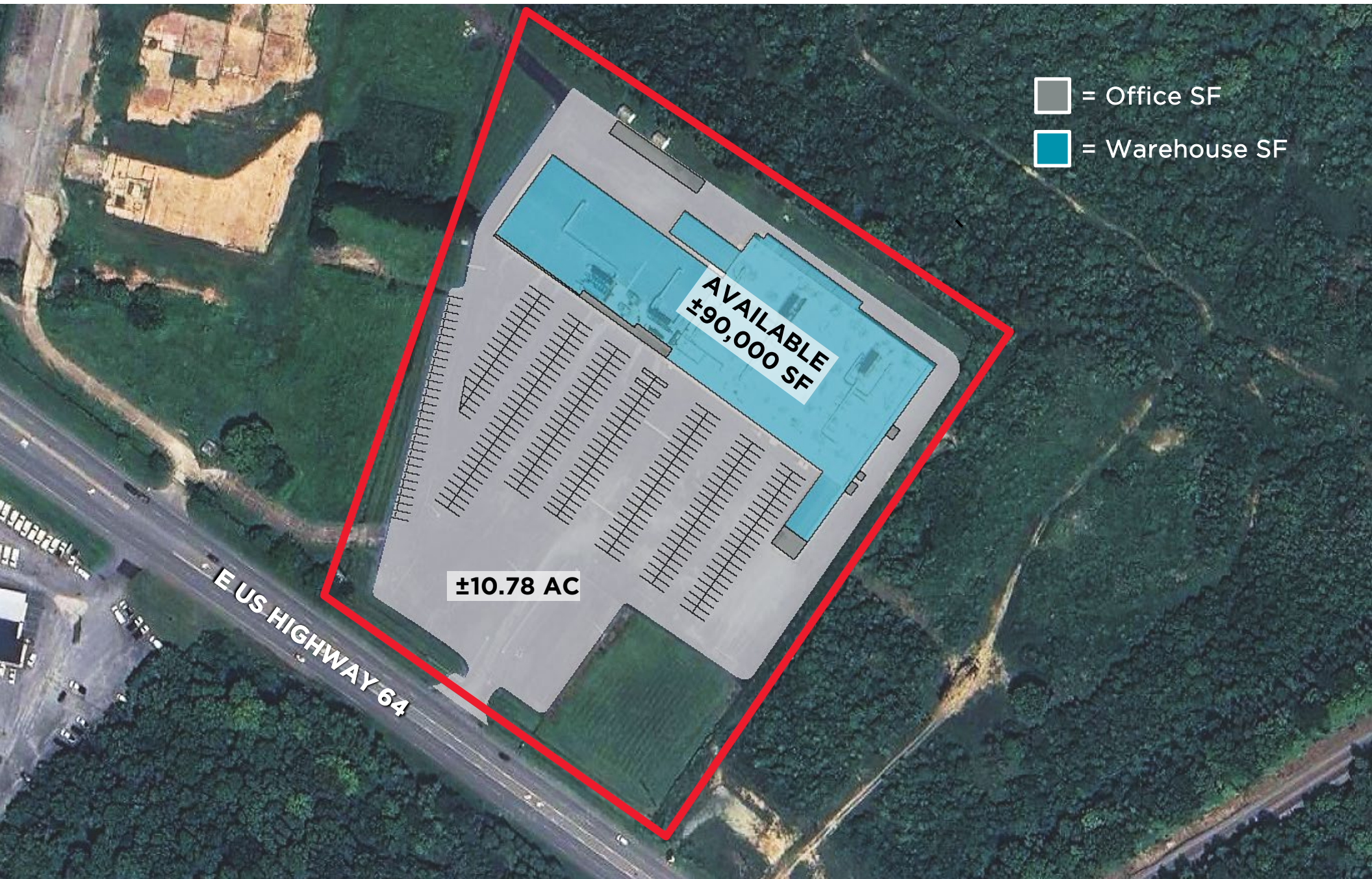


± 90,000 SF

INDUSTRIAL FACILITY ON ±10.78 ACRES

401 E US HIGHWAY 64, LEXINGTON, NC 27292

SITE PLAN

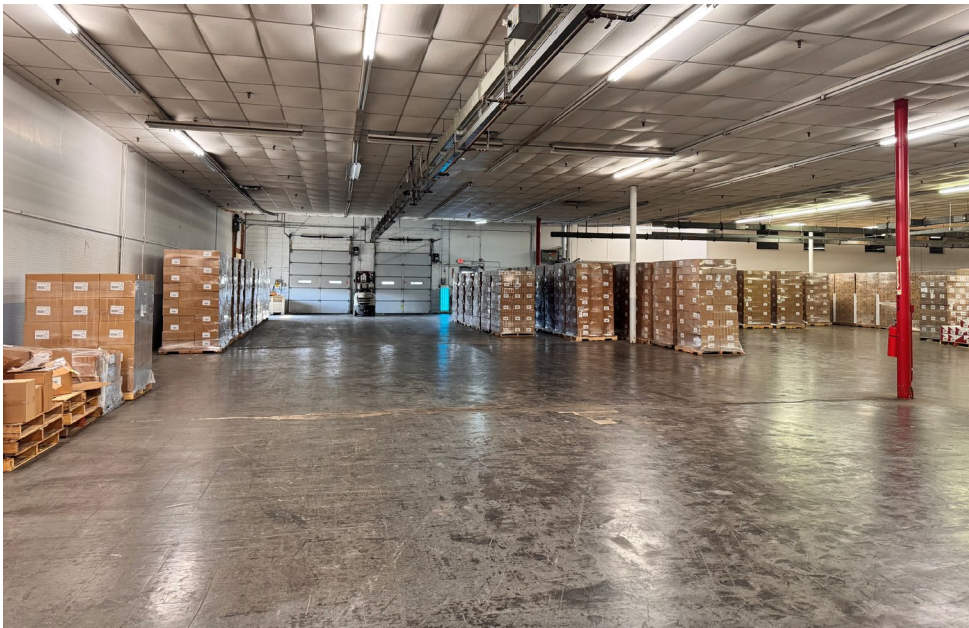


± 90,000 SF

INDUSTRIAL FACILITY ON ±10.78 ACRES

401 E US HIGHWAY 64, LEXINGTON, NC 27292

PROPERTY PHOTOS



± 90,000 SF

INDUSTRIAL FACILITY ON ±10.78 ACRES

401 E US HIGHWAY 64, LEXINGTON, NC 27292

HIGHWAY ACCESSIBILITY & AMENITIES



Jason Ofsanko
Executive Director
+1 336 382 3175
jason.ofsanko@cushwake.com

Jordan Mitchell
Managing Director
+1 336 201 0495
jordan.mitchell@cushwake.com

Tom Townes, SIOR | CCIM
Managing Director
+1 336 812 3302
tom.townes@cushwake.com

628 Green Valley Road, Ste. 202
Greensboro, NC 27408
Main +1 336 668 9999
Fax +1 336 668 0888
cushmanwakefield.com



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