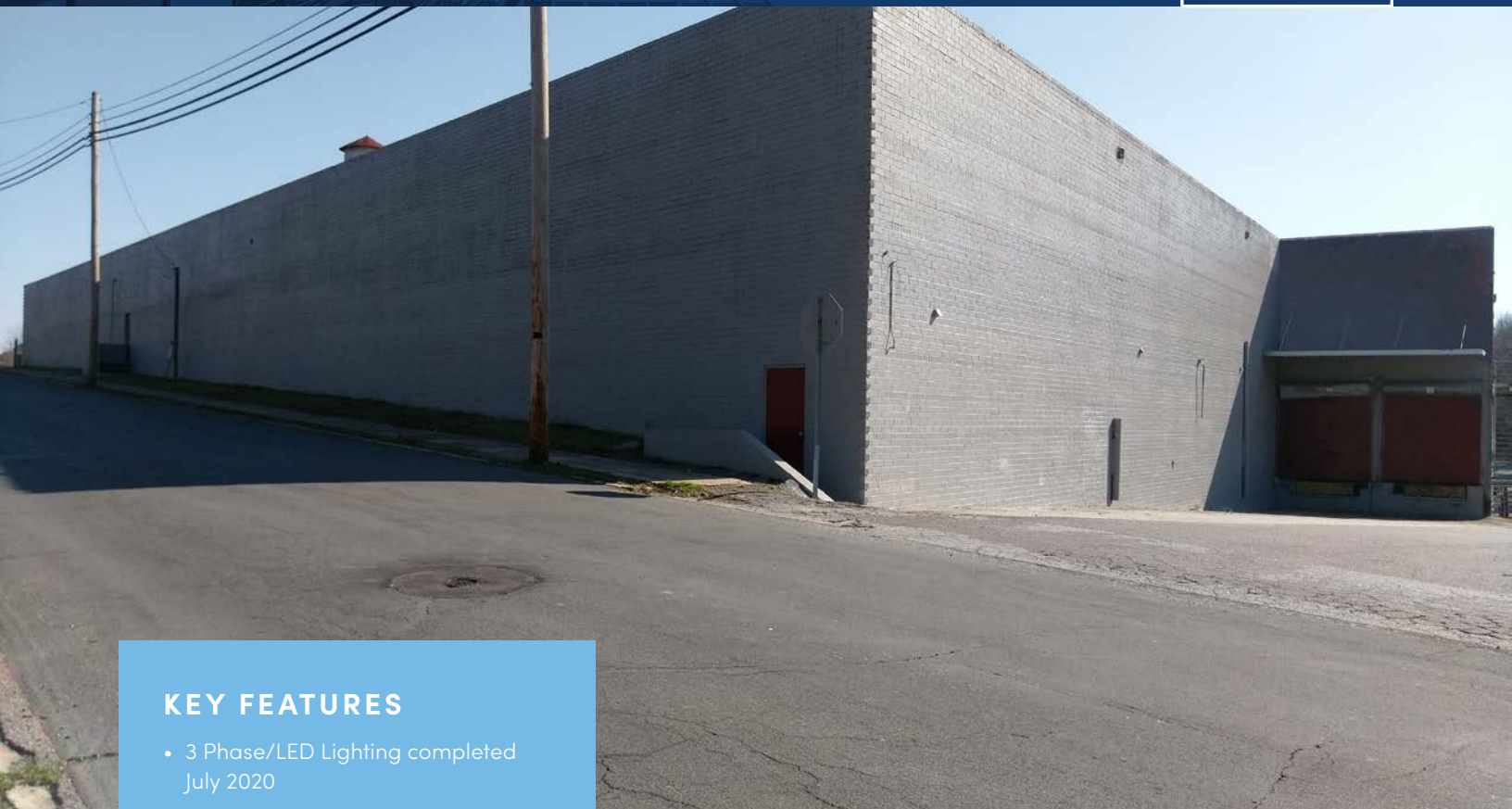




KEY FEATURES

- 3 Phase/LED Lighting completed July 2020
- Natural Gas Service
- 4" Water Service
- Fully Sprinklered
- 3 Areas if Subdivided
- ±21,000 SF – ±225,000 SF
- Structural Steel Construction: Open spans 40'x50' with concrete floors
- Office Area – can be developed
- Facilities for 150 Associates: breakroom, bathrooms, ±150 parking spaces
- Uses: Warehouse to Heavy Industrial

FLEXIBLE RENOVATED INDUSTRIAL FACILITY

FOR LEASE

200 N Church St & Nokomis
Lexington, NC 27292



FRONT PERSPECTIVE



BACK PERSPECTIVE

LEARN MORE ABOUT THIS PROPERTY

JORDAN REECE, CCIM

Jordan@commercialrealtync.com

336.689.7545

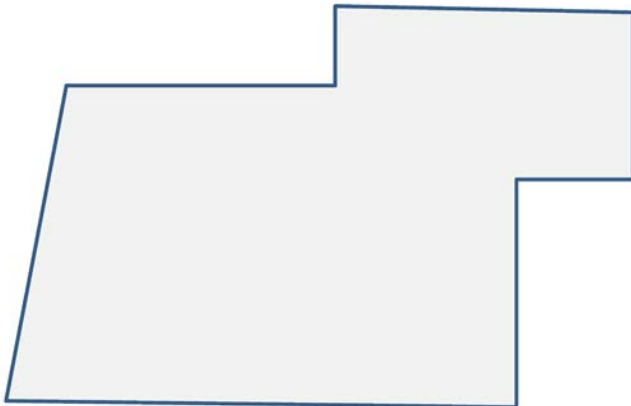
Area W-1



FEATURES:

67,000 SQUARE FEET TOTAL
DIVISIBLE 10K, 20K, 37K, 47K TO 67K SQUARE FEET
CONCRETE SLAB FLOOR
16' CEILING CLEARANCE
3 DOCK SHIPPING AREA
\$2.75 PSF

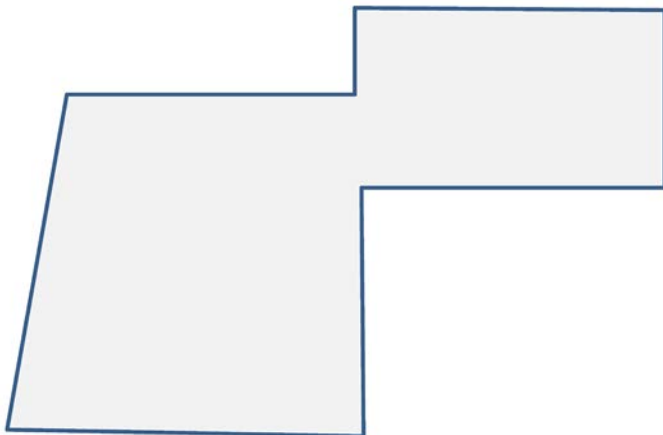
Area W-2



FEATURES:

86,000 SQUARE FEET TOTAL
DIVISIBLE 10K, 20K, 44K, 64K, TO 86K SQUARE FEET
CONCRETE SLAB FLOOR
12' AND 15' CEILING CLEARANCE
2 DOCK SHIPPING AREA
\$2.75 PSF

Area W-3



FEATURES:

72,000 SQUARE FEET TOTAL
HARDWOOD FLOOR OVER STRUCTURAL STEEL
15' CEILING CLEARANCE
4 DOCK SHIPPING AREA
\$1.85 PSF



200 North Church Street
Warehouse



200 North Church Street
Warehouse

LEARN MORE ABOUT THIS PROPERTY

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336.689.7545



200 N CHURCH AND NOKOMIS

LOCATION

Address	200 N Church and Nokomis	Zip	27292	County	Davidson
Zoning	B				

PROPERTY DETAILS

Property Type	Industrial	Acres ±	5.47	Floors	2
Avail SF ±	225,000	Restrooms ±	Multiple	Parking	Ample
Building SF ±	225,000	Flooring	Concrete/Maple	Docks	7+
Office SF ±	TBD	Building Exterior	Masonry	Drive-ins	1
Year Built ±	1948, 1956, 1965	Sprinklered	Yes	Ceiling Height	12' - 16'

UTILITIES

Electrical	City of Lexington	Sewer	City of Lexington	Heat	Yes
Water	City of Lexington	Air		Gas	City of Lexington

PRICING & TERMS

Lease Rt/SF±	\$1.85 to \$2.75 SF/Year	Lease Type	MG
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