



KEY FEATURES

- 9,460 SF Total
(7,000 Warehouse, 2,460 Office)
- 1 Dock Door (8' x 9')
- 1 Drive-In (12' x 12')
- 21' - 16' 6" Clearspan Warehouse
- Large Gated Rear Lot (100' x 250')

INDUSTRIAL WAREHOUSE

FOR SALE OR LEASE

POINT SOUTH WAREHOUSE

6055 NC Highway 8

Lexington, NC 27292

Great opportunity to lease or purchase a well maintained industrial property in Lexington, NC on 1.49 acres . The total building is 9,460 SF with 7,000 SF of warehouse with both a dock and drive-in door. The warehouse has clear heights varying from 21' at the peak to 16' 6" at the eaves, with no columns. The office space is 2,460 SF and has 3 individual offices, a conference room, and open work space. This property is located 3.5 miles south of I-85.

LEARN MORE ABOUT THIS PROPERTY

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Large clearspan warehouse.
21' Peak | 16'6" Eaves



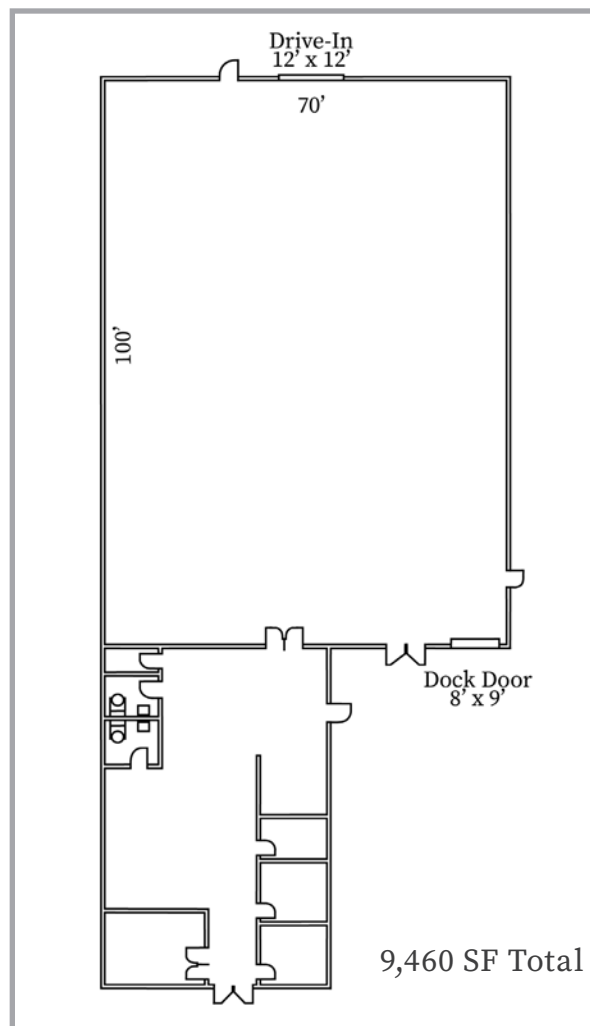
2,460 SF of office space has three (3)
individual offices and a conference room.



Office area includes an open work area and
two restrooms.



12' x 12' drive-in door with large gated rear
lot.



POINT SOUTH WAREHOUSE

LOCATION

Address	6055 NC Hwy 8	City	Lexington	Zip	27292
County	Davidson				

UTILITIES

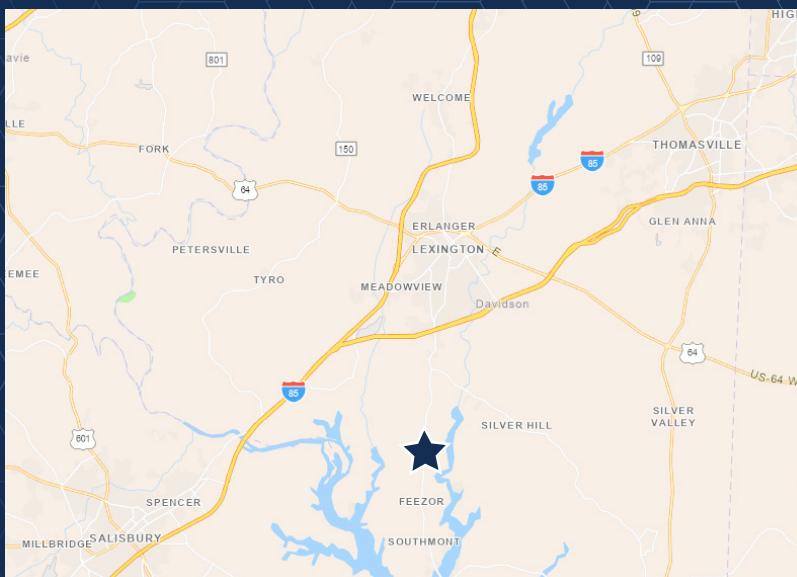
Property Type	Industrial	Acres ±	1.49	Avail SF ±	9,460
Restrooms +/-	2	Building SF ±	9,460	Office SF ±	2,460
Roof	Concrete	Docks ±	1 (8' x 9')	Drive-ins ±	1 (12' x 12')
Year Built ±	1997	Bldg Exterior	Metal	Ceiling Height ±	Warehouse 21' Peak, 16'6" Eaves

TAX INFORMATION

Zoning	LI	Tax PIN	6722-03-42-7827	
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PRICING & TERMS

Price	\$469,000	Lease Rt/SF±	\$4.50 PSF	Lease Type	MG
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LOCATION FEATURES

- 3.5 miles south of I-85
- Central location between Piedmont Triad and the Charlotte Metro Area