

KEY FEATURES

- 3 areas if subdivided
- Structural steel construction: open spans with concrete floors
- Uses: warehouse to heavy industrial
- Lease Rate/SF: \$3.50 MG

INDUSTRIAL

FOR LEASE

CHURCH STREET INDUSTRIAL PROPERTY

200 North Church Street & Nokomis Street
Lexington, NC 27292

Large industrial property located approximately 3 miles from I-85 in Lexington, NC. The building is on ± 5.47 acres and has $\pm 129,000$ SF of warehouse space available. The warehouse space includes 1 drive-in, 7+ dock doors, and clear heights varying from 12 to 16 feet.

LEARN MORE ABOUT THIS PROPERTY

JORDAN REECE, CCIM

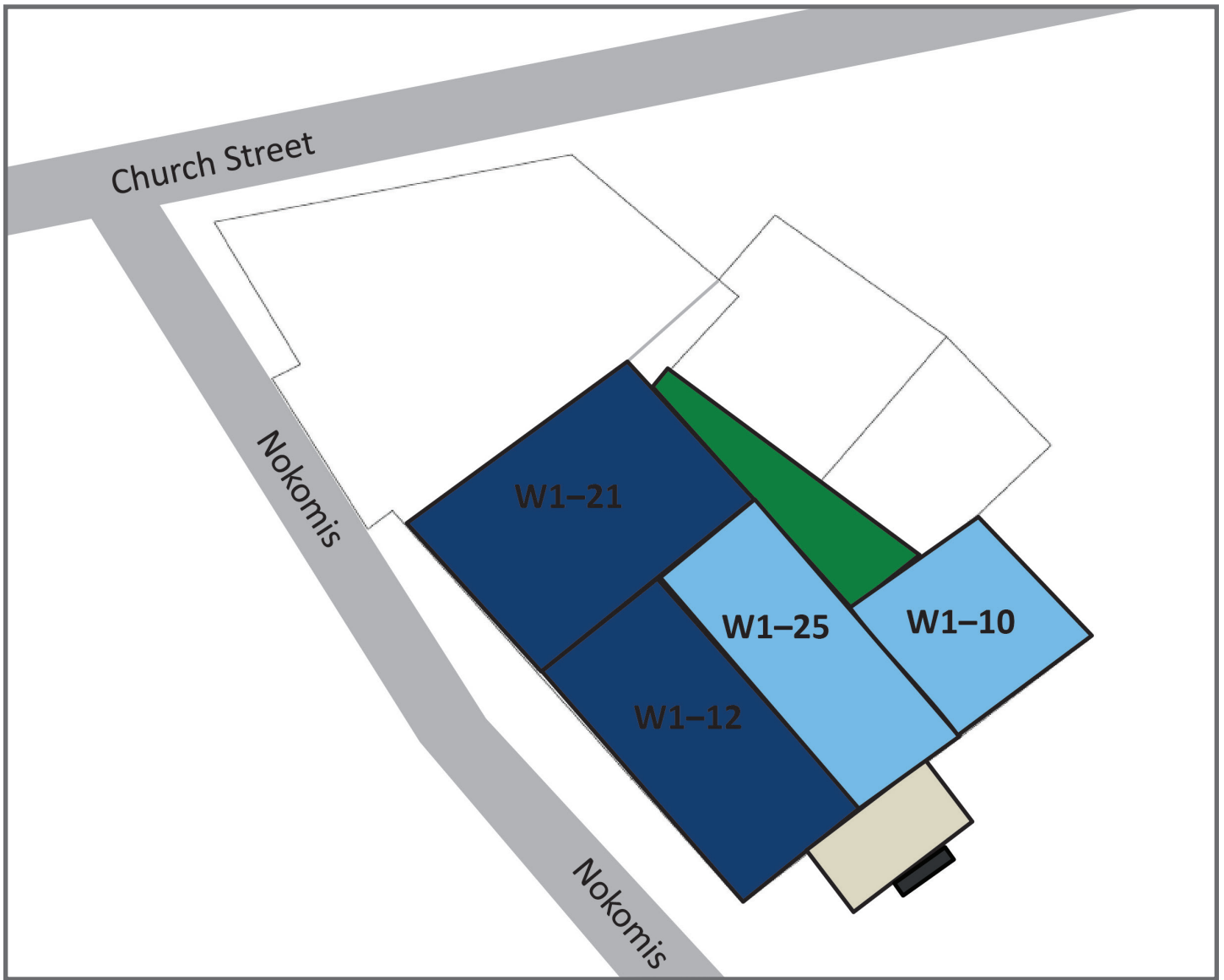
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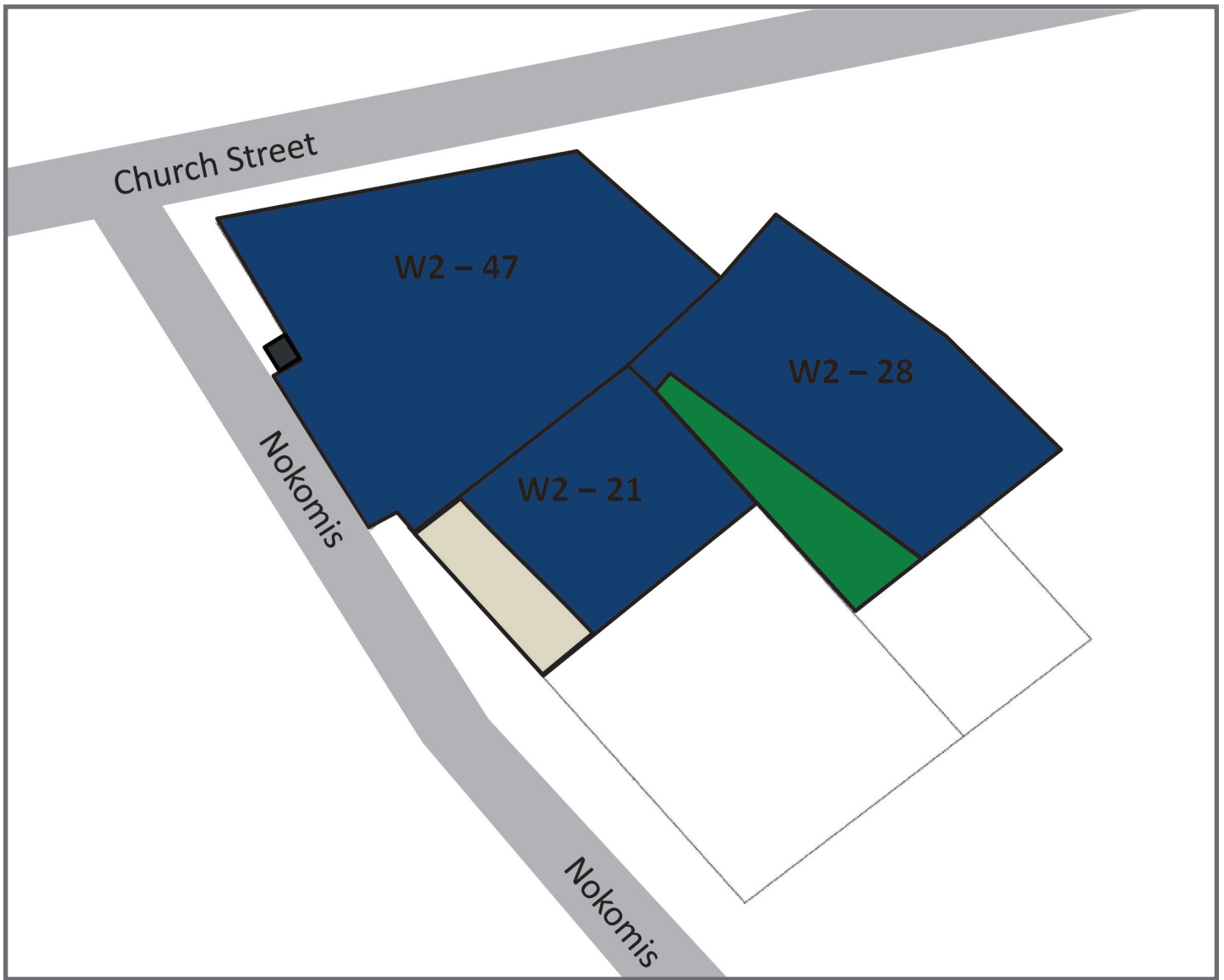
Steve@CommercialRealtyNC.com

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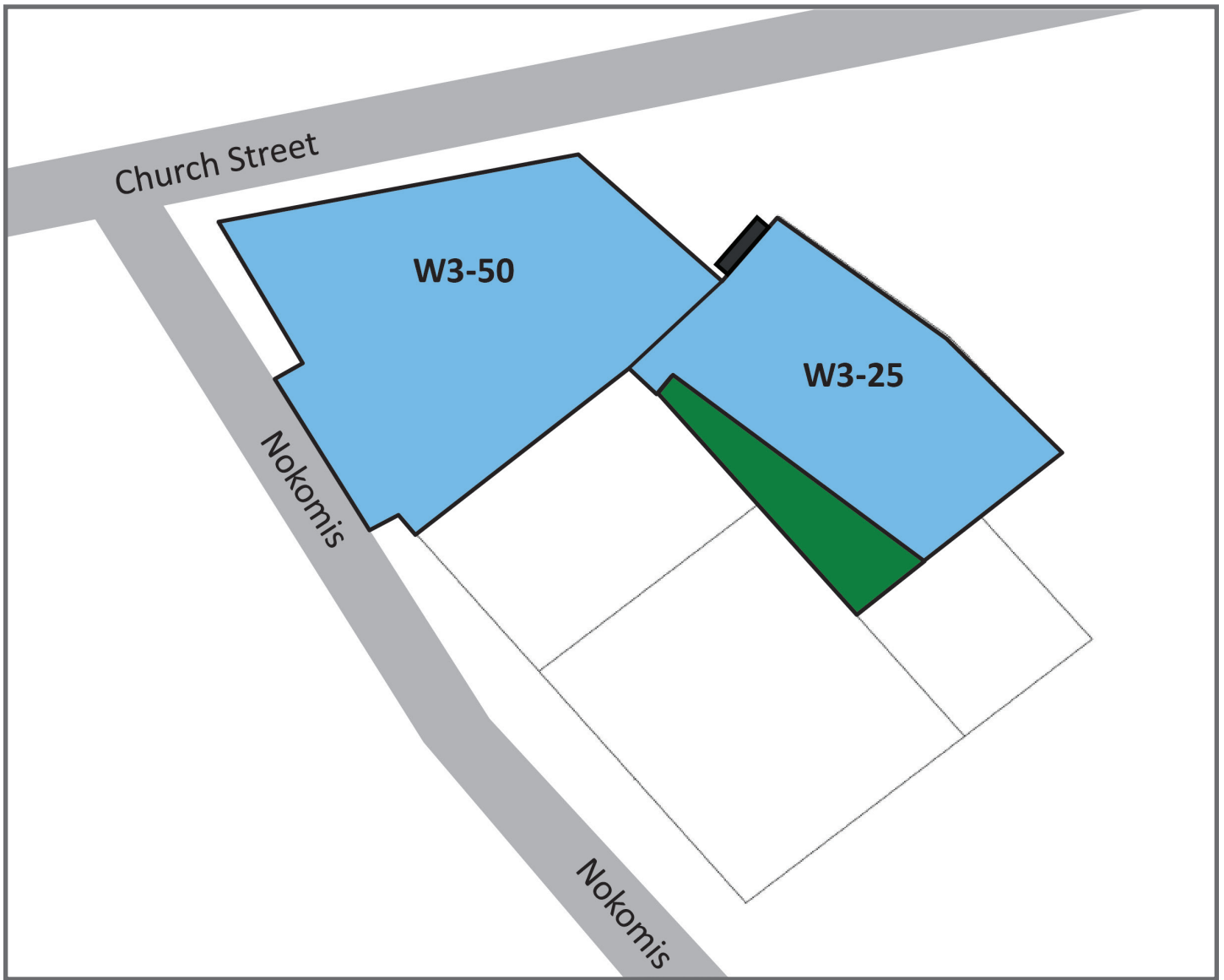
FIRST FLOOR

LOCATION	AREA (SF)	ROOF AREA (SF)	CLEAR HEIGHT	NUMBER OF DOCKS
W1-21	±21,000	N/A	16'	1 - Ground
W1-12	±12,000	±12,000	14'	1 - Ground 2 - Docks
W1-25	±25,000	±25,000	14'	Shared - W1-12
W1-10	±10,000	N/A	20'	1 - Ground
Total W2	±68,000	±21,000	Ground Access from Nokomis Street	



SECOND FLOOR

LOCATION	AREA (SF)	ROOF AREA (SF)	CLEAR HEIGHT	NUMBER OF DOCKS
W2-47	±44,000	N/A	13'	2
W2-21	±21,000	±21,000	14'	0
W2-28	±28,000	N/A	11'	0
Total W2	±86,000	±21,000	Ground Access from Nokomis Street	

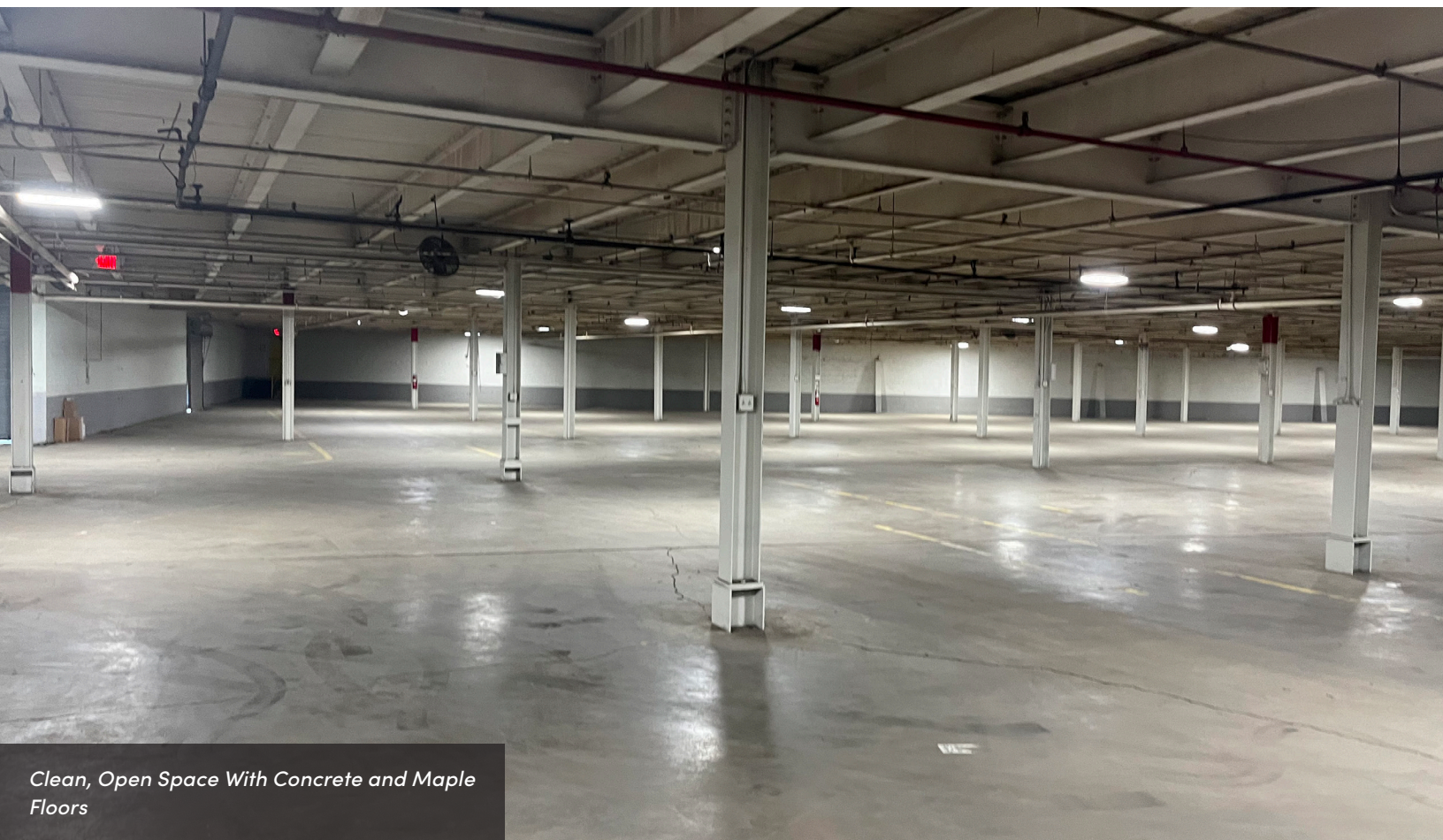


THIRD FLOOR

LOCATION	AREA (SF)	ROOF AREA (SF)	CLEAR HEIGHT	NUMBER OF DOCKS
W3-50	±50,000	±50,000	13'	3
W3-25	±25,000	±25,000	12'	3
Total W3	±75,000	±75,000		



*Warehouse Interior Includes 7+ Docks, 1
Drive-In and 12' - 16' Tall Ceilings*



*Clean, Open Space With Concrete and Maple
Floors*



CHURCH STREET INDUSTRIAL PROPERTY

LOCATION					
Address	200 North Church Street and Nokomis Street				
City	Lexington	Zip	27292	County	Davidson
PROPERTY DETAILS					
Property Type	Industrial	Acres ±	5.47	Floors	2
Avail SF ±	129,000	Restrooms ±	Multiple	Parking	Ample
Building SF ±	225,000	Flooring	Concrete/Maple	Docks	7+
Ceiling Height	12' - 16'	Building Exterior	Masonry	Drive-ins	1
Year Built ±	1948, 1956, 1965	Sprinklered	Yes		
UTILITIES					
Electrical	City of Lexington	Sewer	City of Lexington	Gas	City of Lexington
Water	City of Lexington			Zoning	B
PRICING & TERMS					
Lease Rt/SF	\$3.50		Lease Type	Modified Gross	