Midway 321

± 174,720 SF Space for Sale and for Lease

AXIAL



- New Construction in the Heart of Lincoln County Business Park
- Manufacturing Power Available

CRESCENT COMMUNITIES

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Lincolnton, NC 28092

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Colliers

Property Features

Midway 321

PARCEL ID: 80260
COUNTY: Lincoln

ACERAGE: ±24.80 AC
ZONING: LI





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Specifications

Total Acreage	+/- 25 acres
Square Feet	174,720 SF
Building Type	Rear Load
Building Dimensions	210' deep x 832' long
Clear Height	32'
Office	2,826 SF office with 4 bathrooms and a break room
Truck Court	130' deep
Car Parking Spaces	133 car spaces (.76 spaces per 1,000 SF)
Trailer Parking Spaces	17 trailer spaces
Utilities - Power	Rutherford Electric Co-Op
Utilities - Water	Lincoln County Public Works
Utilities - Sewer	Lincoln County Public Works
Utilities - Gas	Piedmont Natural Gas
Utilities - Telecom / Data	AT&T
Concrete Slab-on-Grade	6" thick / 4,000 psi unreinforced concrete w/ 10 mil Stego vapor barrier on 4" ABC stone base. Speed Bays reinforced with #3 rebar @ 18" oc
Exterior Truck Court	60' of 7.5" thick 4,500 psi unreinforced concrete on 6" ABC stone base and 69' of 5" thick heavy duty asphalt
Column Spacing	60' x 52' Speed Bay & 50' x 52' typical bays
Structural Steel	Gray tube steel columns, white roof deck and gray joists/girders
Roofing	45 mil. mechanically fastened TPO membrane over R-20 Polyisocyanurate Insulation
Dock Doors	(49) 9' x 10' manual overhead doors; (2) 14' x 16' drive-in doors (motorized)
Dock Equipment	(49) pair of 10" x 24" x 4" Heavy Duty Dock Bumpers; (49) pair of Z-Guards; (4) 35k lb mechanical pit levelers
Paint	Exterior textured paint with accents; interior columns yellow from finish floor to 14' AFF, gray from 15' AFF to roof deck
Fire Protection	ESFR fire sprinkler system with 1,500 GPM pump
HVAC	(4) roof mounted summer exhaust fans and (15) gas unit heater for freeze protection
Electric Service	480/277 Service feeding (2) Service Troughs
Electric Lighting	LED warehouse lighting on 15' whips providing 25 fc at 36" AFF
Site Lighting	Duke Energy designed & installed pole site lighting

Site Plan

Midway 321

PARCEL ID	COUNTY	ACERAGE	ZONING	SQUARE FEET
80260	Lincoln	±24.80 AC	LI	174,720 SF





Building Photos

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Building Interior









Location & Demographics

TOTAL POPULATION
94,843

MEDIAN AGE
43.3

AVG. HH. INCOME
$96,932

MEDIAN HOME VALUE
$286,758

LABOR FORCE POPULATION
45,994

Demographics within a 10 mile radius

STRATEGICALLY SITUATED BETWEEN I-85 AND I-40



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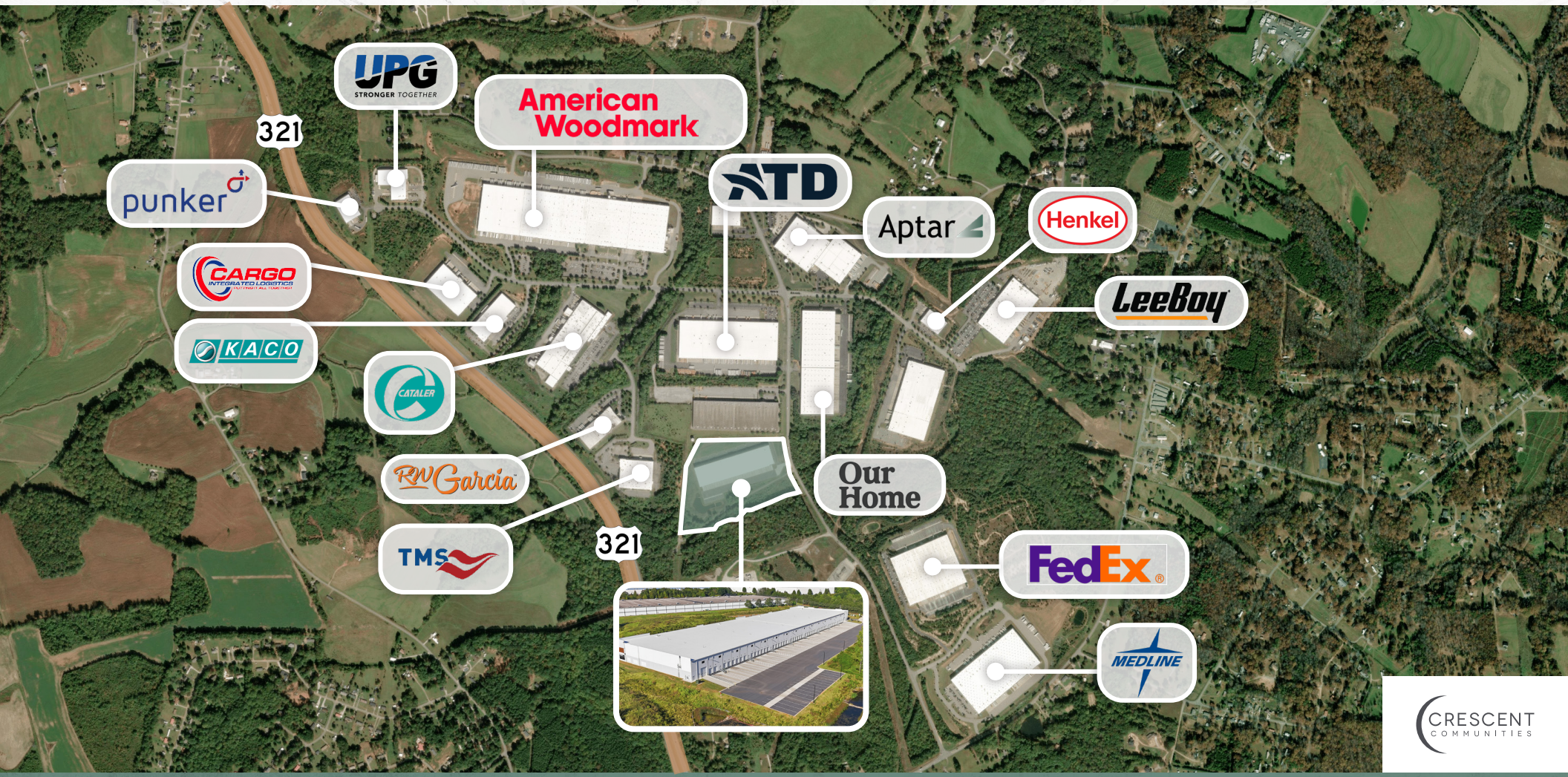


Points of Interest

Highway 321	±1 mile	Uptown Charlotte	±39 miles
Interstate 85	±20 miles	Greer Intermodal Terminal	±85 miles
Gastonia, NC	±21 miles	Greensboro, NC	±102 miles
Interstate 77	±23 miles	Raleigh, NC	±177 miles
Interstate 485	±26 miles	Knoxville, TN	±203 miles
Charlotte Intermodal Terminal	±33 miles	Port of Charleston	±242 miles
Charlotte Douglas Intl. Airport	±38 miles	Port of Wilmington	±246 miles

Surrounding Neighbors

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01

Positioned just off US Highway 321, providing direct connectivity between Interstates 40 and 85 and access to major Southeast distribution corridors

02

Located within Lincoln County Industrial Park, surrounded by a growing concentration of manufacturing, logistics, and distribution users

03

Situated approximately 40 miles northwest of Uptown Charlotte, with access to the region's extensive labor pool and expanding population base.

04

Located in a market with access to more than 1.5 million workers within a 60-minute drive, supporting warehouse, manufacturing, and logistics operations

Convenient Access

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Midway 321

axialindustrial.com/portfolio

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