

## KEY FEATURES

- 3 areas if subdivided
- Structural steel construction: open spans with concrete floors
- Uses: warehouse to heavy industrial
- Lease Rate/SF: \$2.95 MG

INDUSTRIAL

FOR LEASE | \$2.95 MG

# 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  $\pm 5.47$  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

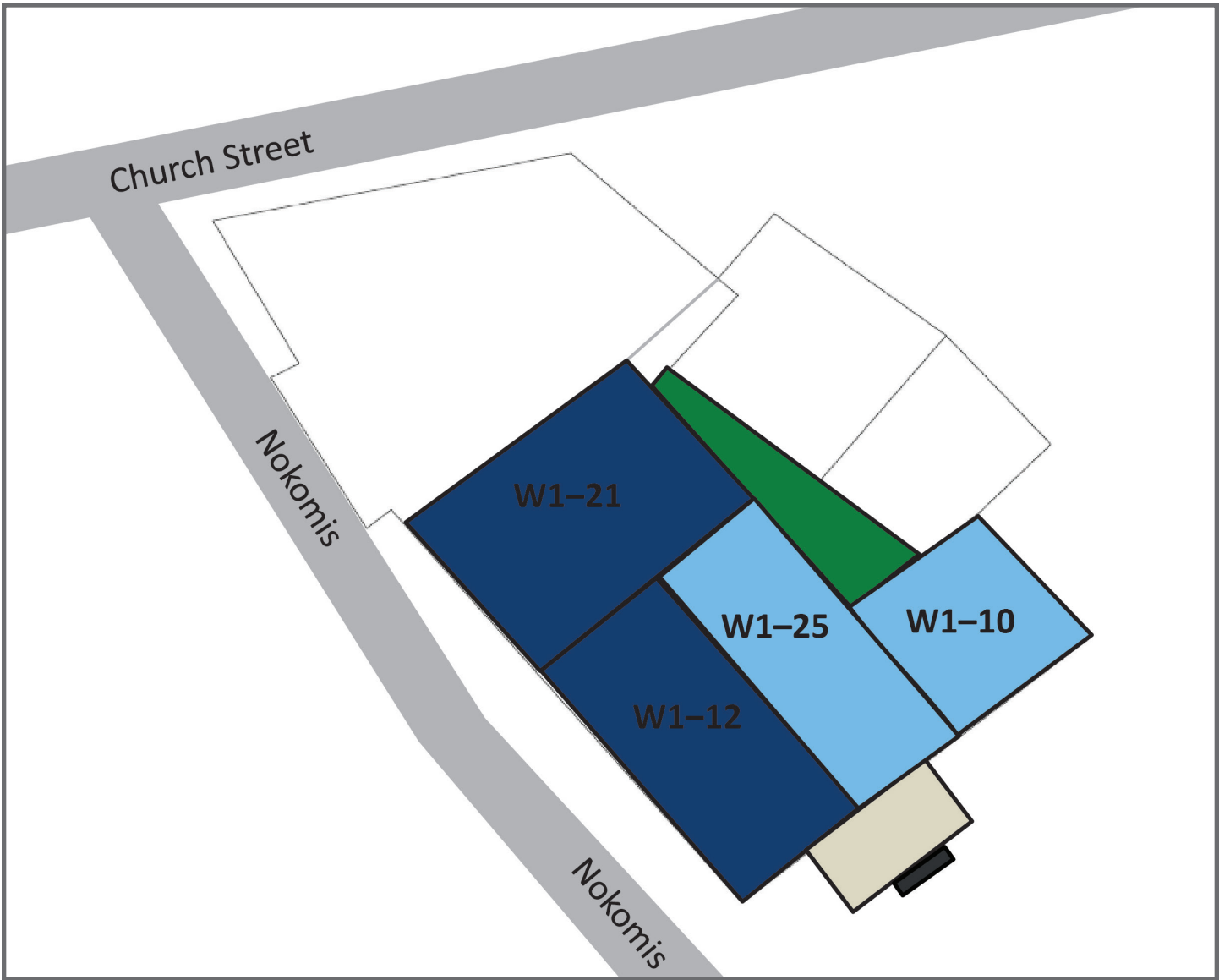
Jordan@CommercialRealtyNC.com

336.793.0890 ext. 209

### STEVE VALLOS

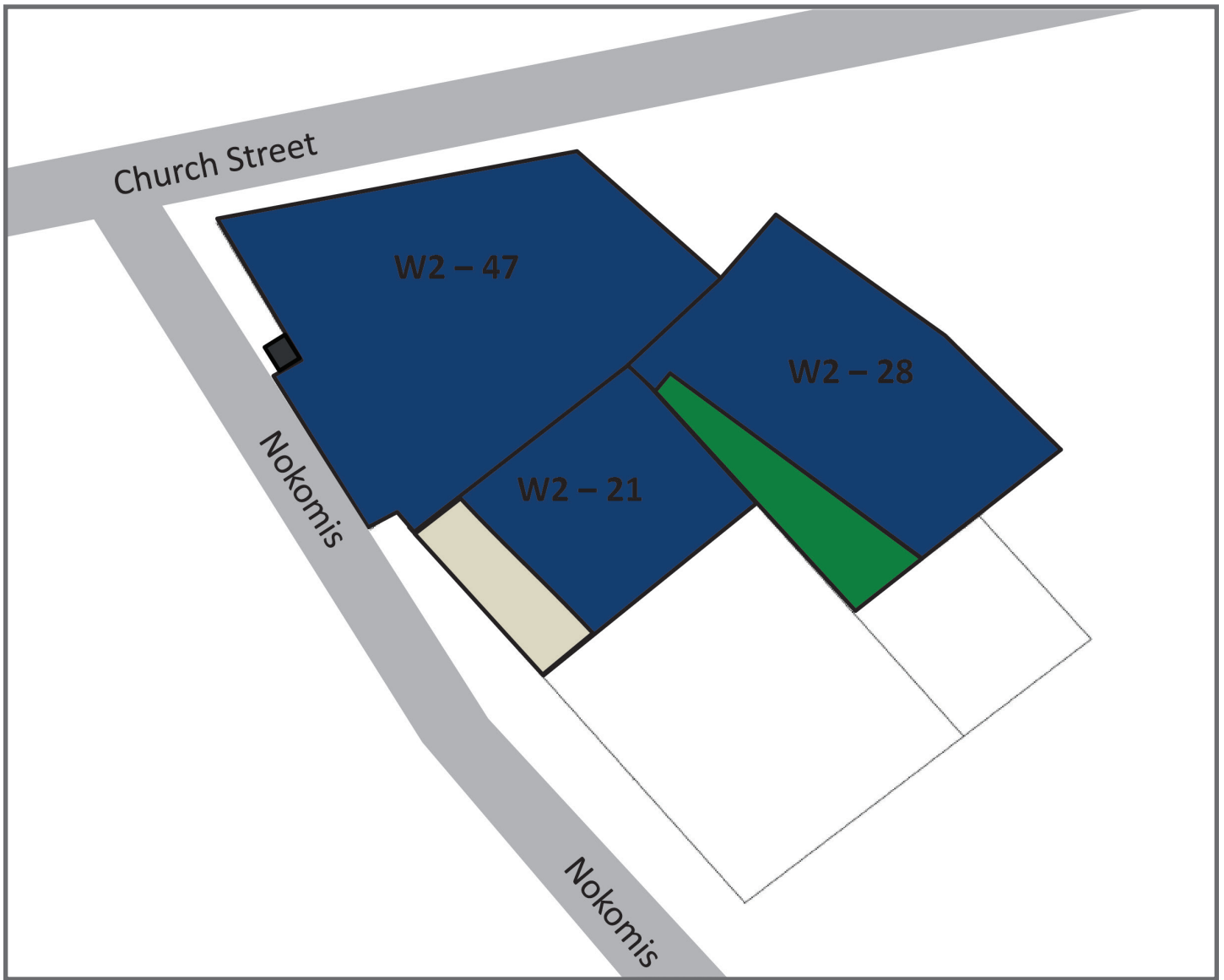
Steve@CommercialRealtyNC.com

336.793.0890 ext. 105



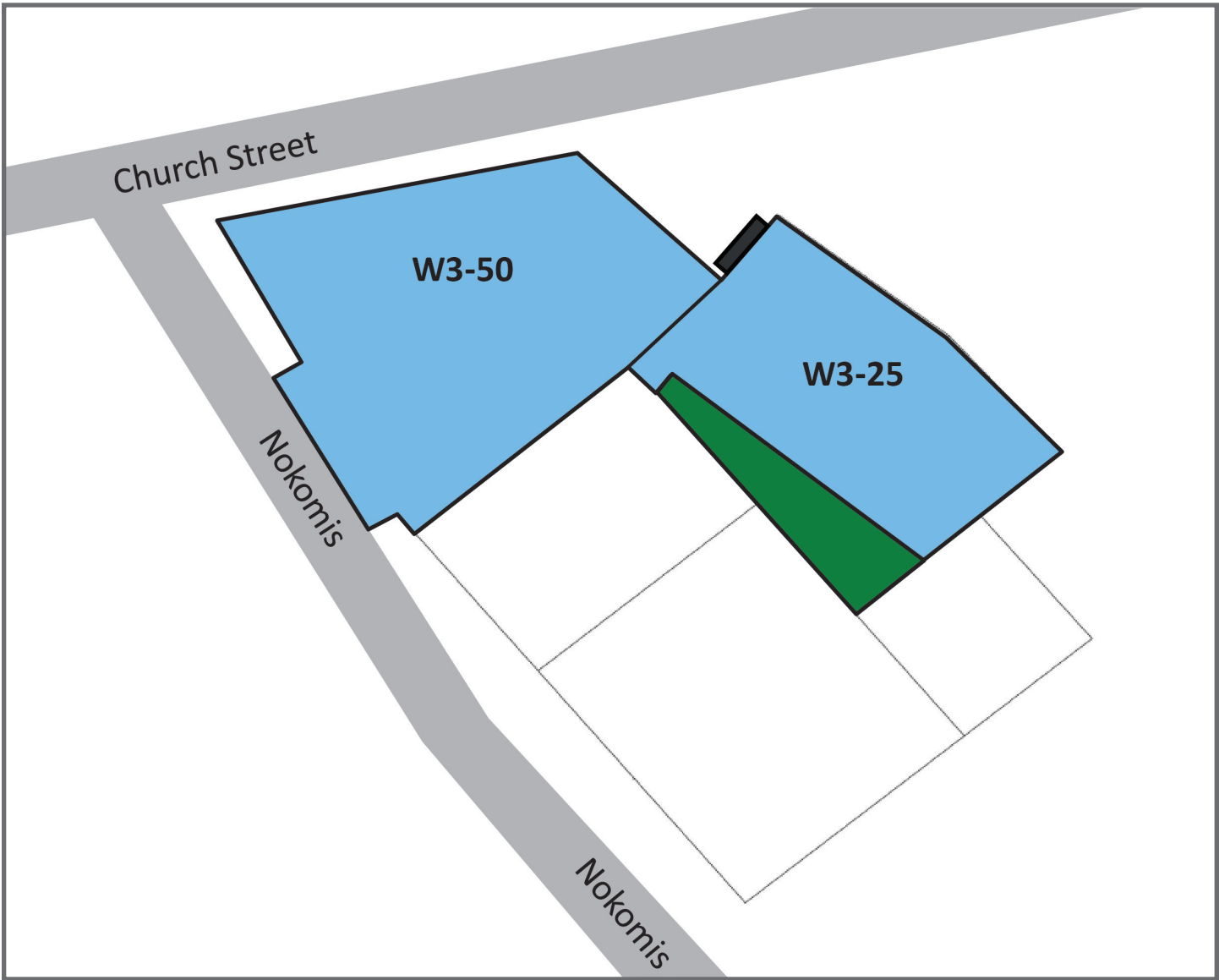
## FIRST FLOOR

| 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<br>2 - Docks |
| W1-25           | ±25,000        | ±25,000        | 14'                                      | Shared - W1-12          |
| W1-10           | ±10,000        | N/A            | 20'                                      | 1 - Ground              |
| <b>Total W2</b> | <b>±68,000</b> | <b>±21,000</b> | <b>Ground Access from Nokomis Street</b> |                         |



## 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               |
| <b>Total W2</b> | <b>±86,000</b> | <b>±21,000</b> | <b>Ground Access from Nokomis Street</b> |                 |

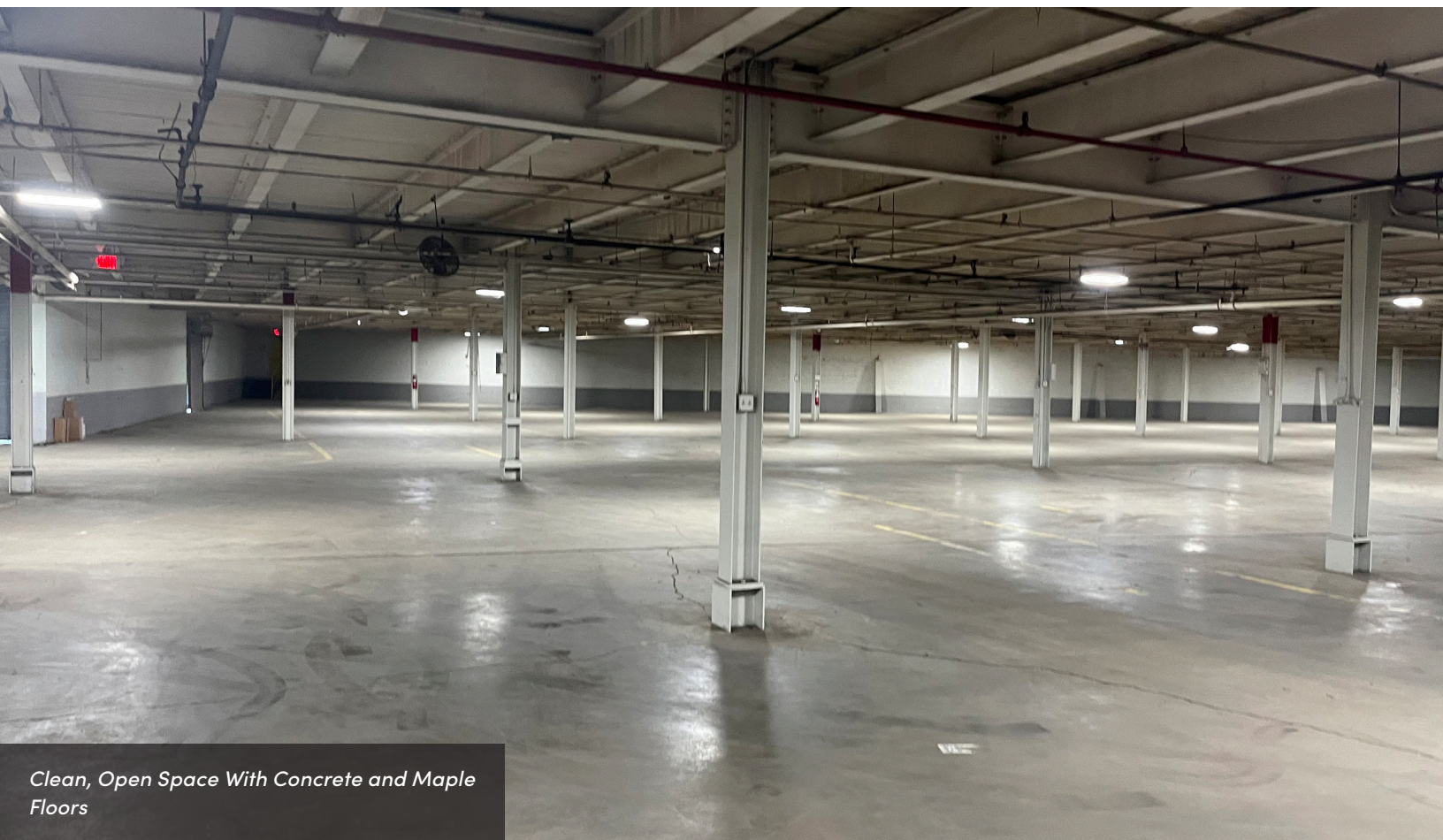


### THIRD FLOOR

| 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               |
| <b>Total W3</b> | <b>±75,000</b> | <b>±75,000</b> |              |                 |



*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

|                |  |            |       |               |          |
|----------------|--|------------|-------|---------------|----------|
| <b>Address</b> | 200 North Church Street and Nokomis Street |            |       |               |          |
| <b>City</b>    | Lexington                                  | <b>Zip</b> | 27292 | <b>County</b> | Davidson |

### PROPERTY DETAILS

|                       |                  |                          |                |                  |       |
|-----------------------|------------------|--------------------------|----------------|------------------|-------|
| <b>Property Type</b>  | Industrial       | <b>Acres ±</b>           | 5.47           | <b>Floors</b>    | 2     |
| <b>Avail SF ±</b>     | 129,000          | <b>Restrooms ±</b>       | Multiple       | <b>Parking</b>   | Ample |
| <b>Building SF ±</b>  | 225,000          | <b>Flooring</b>          | Concrete/Maple | <b>Docks</b>     | 7+    |
| <b>Ceiling Height</b> | 12' - 16'        | <b>Building Exterior</b> | Masonry        | <b>Drive-ins</b> | 1     |
| <b>Year Built ±</b>   | 1948, 1956, 1965 | <b>Sprinklered</b>       | Yes            |                  |       |

### UTILITIES

|                   |                   |              |                   |               |                   |
|-------------------|-------------------|--------------|-------------------|---------------|-------------------|
| <b>Electrical</b> | City of Lexington | <b>Sewer</b> | City of Lexington | <b>Gas</b>    | City of Lexington |
| <b>Water</b>      | City of Lexington |              |                   | <b>Zoning</b> | B                 |

### PRICING & TERMS

|                    |        |                   |                |
|--------------------|--------|-------------------|----------------|
| <b>Lease Rt/SF</b> | \$2.95 | <b>Lease Type</b> | Modified Gross |
|--------------------|--------|-------------------|----------------|