

Investment Opportunity
113 Woodside Drive • Lexington, NC 27292



Investment Opportunity
113 Woodside Drive • Lexington, NC 27292 (Davidson County)



Total Building Size: 127,185 SF

- Available: 29,000 SF
- Manufacturing/Warehouse: 112,500 SF
- Office: 14,685 SF
- Site Acreage: 14.30

Construction:

- Clear Height: 20' - 25'
- Column Spacing (Steel): 25' x 60'
- Floors: 6"
- Roof: Standing seam metal
- Year Built: 1989

Utilities/Zoning:

- Water & Sewer: City of Lexington
- Electric: NC Power
- Zoning: Industrial

Mechanical:

- Heat: Yes
- Air Conditioning: Office Only
- Sprinkler System: Fully Wet
- Lighting: Metal Halide

Transportation/Parking:

- Dock High Doors: Five (5)
- Drive In: Two (2)
- Truck Apron: 126'
- On-Site Car Parking: 210 spaces

Comments:

- Heavy Power
- Excellent interstate access
- Located just off I-85 via Hargraves Road
- Building could accommodate multiple tenants
- Airports: 7 minutes to Davidson County Airport & 40 minutes to Piedmont Triad International Airport

Cost:

- Sales Price: Negotiable
- Lease Rate: Negotiable



Co-Brokerage:

- Compensation offered to Buyer/Tenant Agent subject to separate co-brokerage agreement.
- Subagency is not offered.
- Compensation is not offered to Principals, their Affiliates or Subsidiaries.



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