



**AVAILABLE**

**±138,666 SF**

**(EXPANDABLE UP TO ±180,000 SF)**

**880 OLD HARGRAVE ROAD, LEXINGTON, NC 27295**



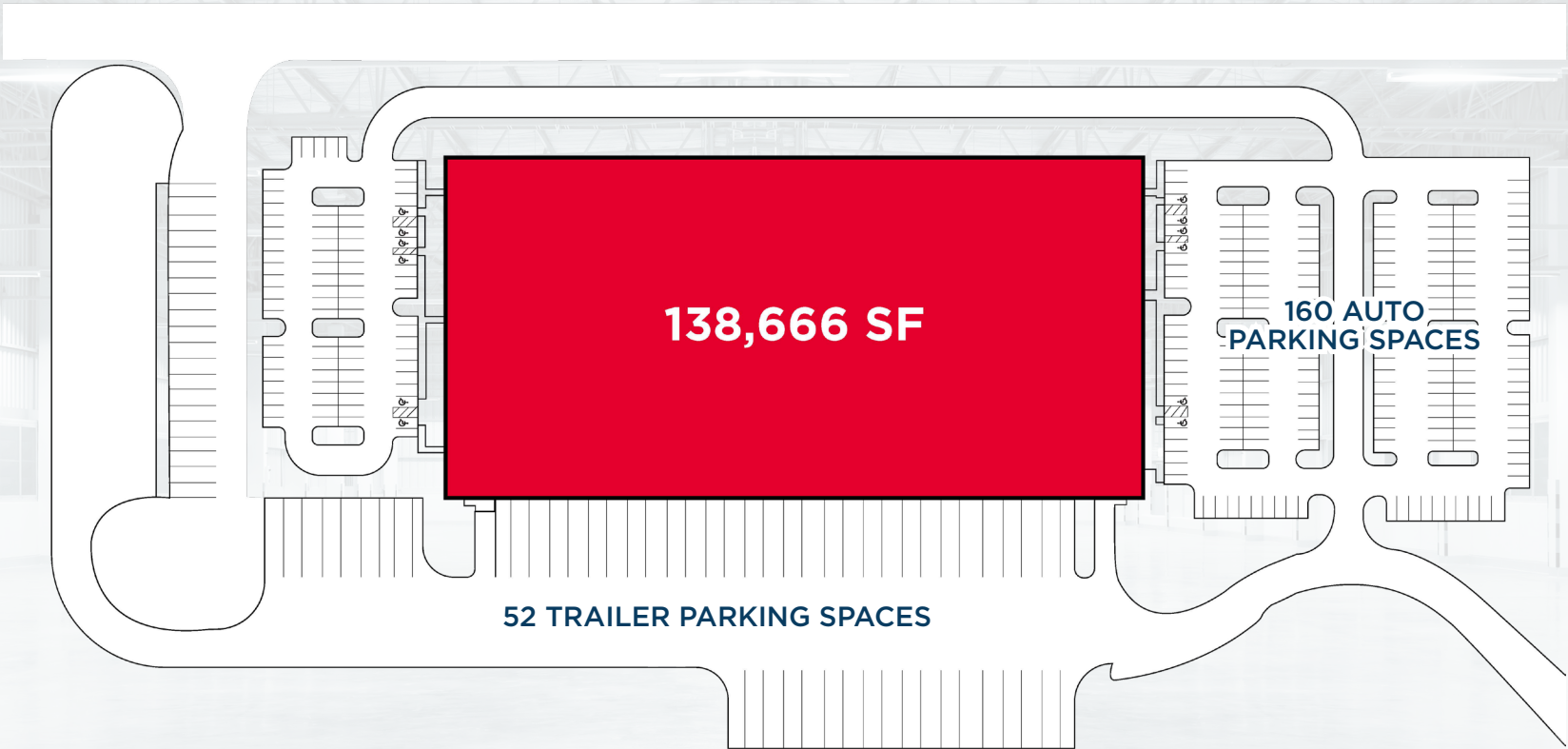
**CUSHMAN &  
WAKEFIELD**

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**±138,666 SF Industrial Building**

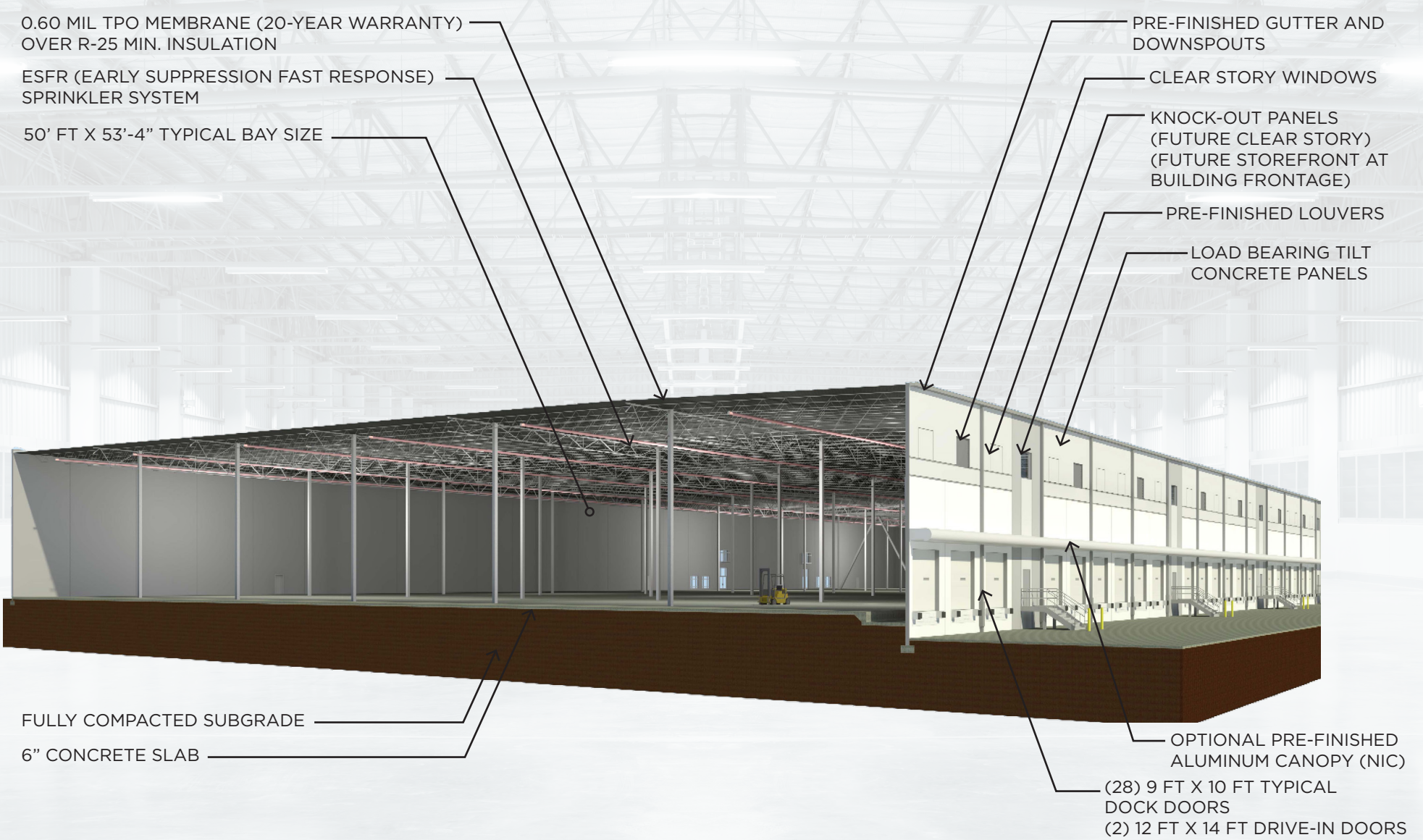
880 OLD HARGRAVE ROAD, LEXINGTON, NC

**PRELIMINARY SITE PLAN**



# ±138,666 SF Industrial Building

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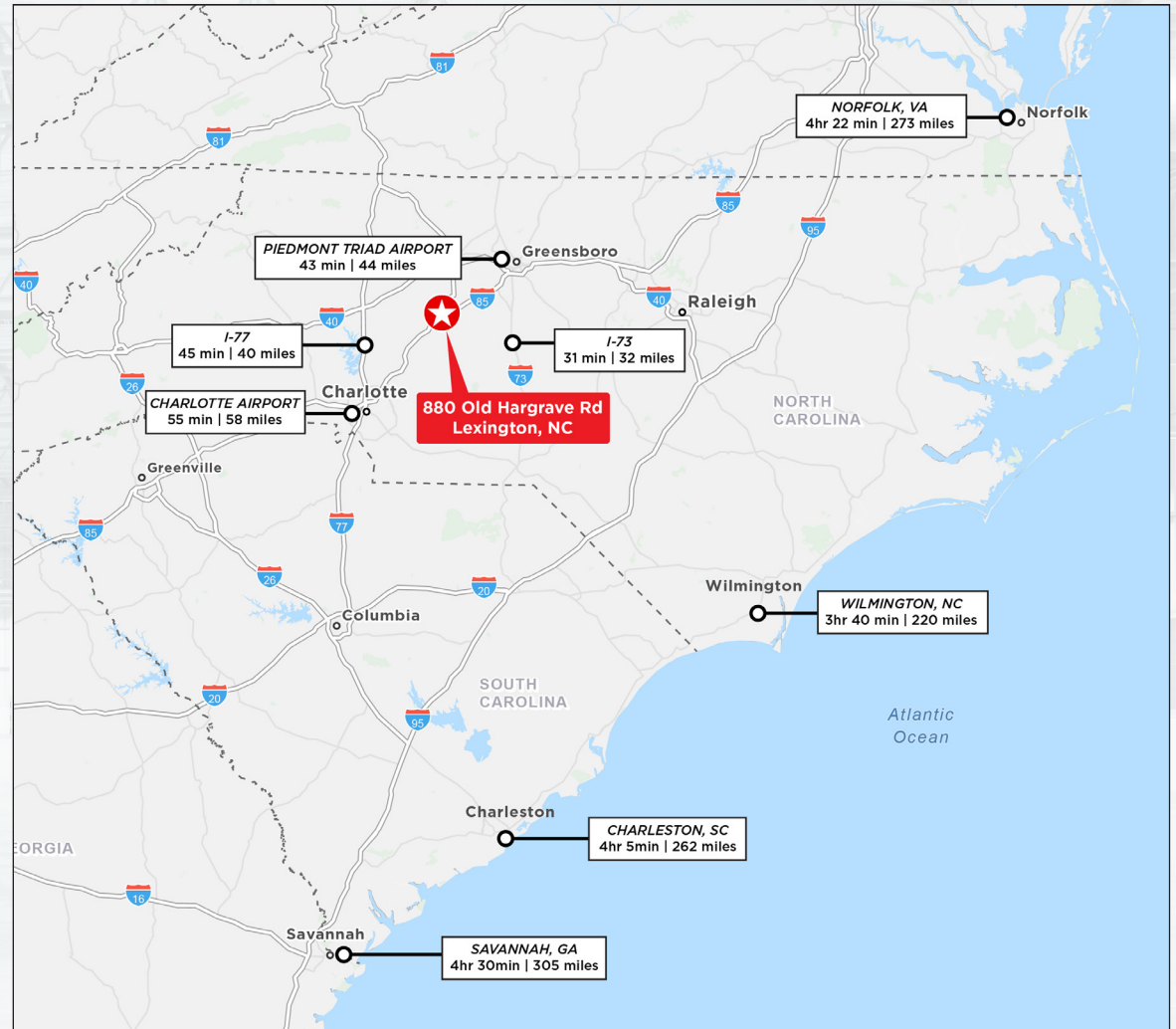


# ±138,666 SF Industrial Building

## 880 OLD HARGRAVE ROAD, LEXINGTON, NC

### Property Features

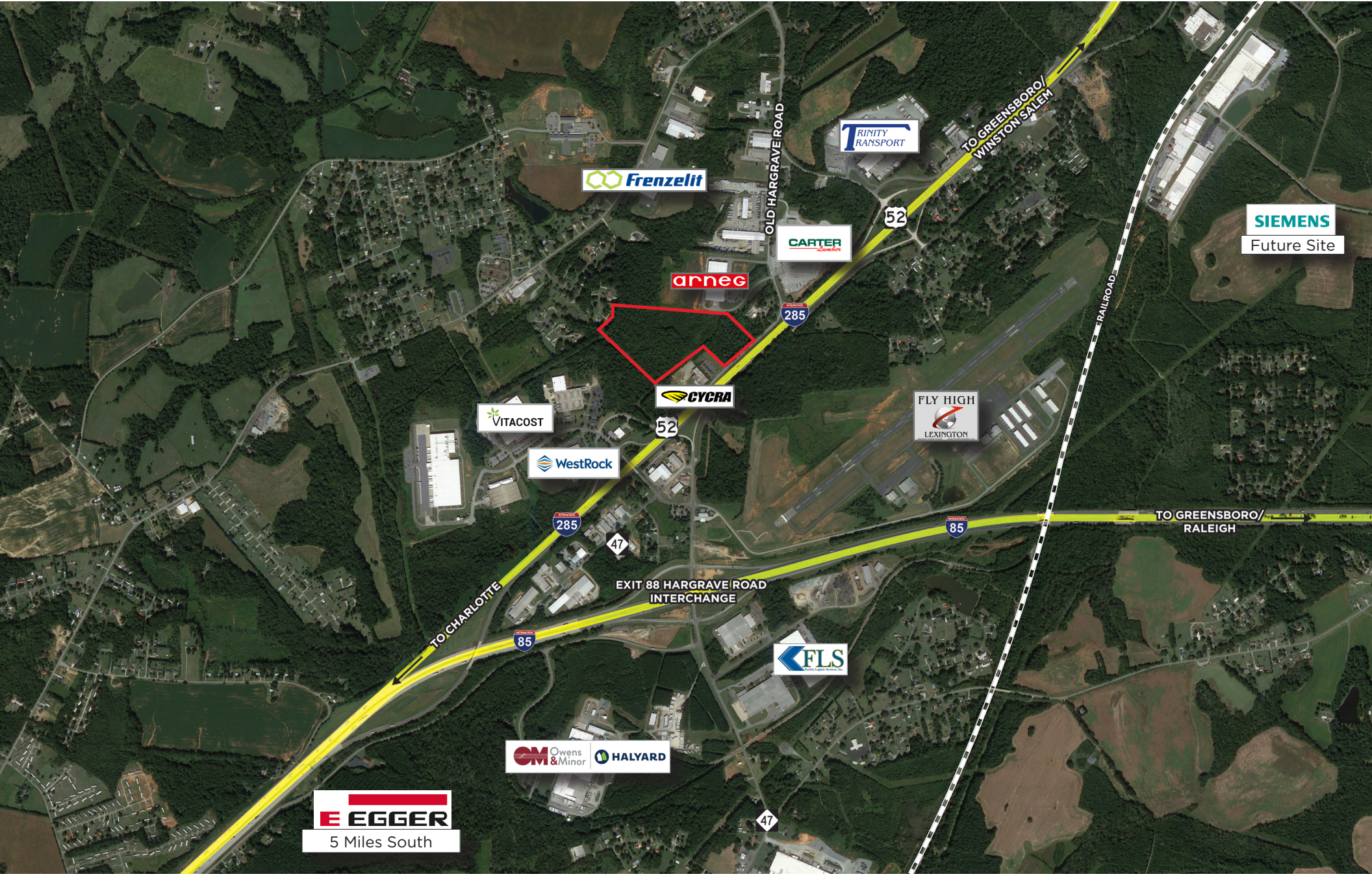
Building Size:	±138,666 SF (Expandable up to ±180,000)
Office Space:	Build-To-Suit to Tenant Specs
Clear Height:	32'
Site:	25.99 Acres
Construction Type:	Tilt-Up Construction
Roof:	0.60 Mil TPO Membrane (20-Year Warranty) Over R-25 Min. Insulation
Bldg. Dimensions:	260' x 533'
Column Spacing:	50' x 53'4" (60' Speed Bays)
Floor:	4000 PSI 6" Floor Slab
Dock Doors:	Twenty Eight (28) - 9' X 10' w/Pit Levelers As Needed
Drive-In Doors:	Two (2) - 12' X 14'
Trailer Parking:	52
Auto Parking:	160 Auto Parking Spaces
Electrical:	2,000A
Lights:	LED
Fire Protection:	ESFR
Utilities:	Water & Sewer: City of Lexington Power: United Electric Gas: Lexington Gas



# ±138,666 SF Industrial Building

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## LOCATION AERIAL





**FOR MORE INFORMATION, CONTACT:**

**JORDAN MITCHELL**

Director  
+1 336 201 0495  
jordan.mitchell@cushwake.com

**ANDREW DELAMIELLURE**

Senior Director  
+1 704 887 3020  
andrew.delamielleure@cushwake.com

**FERMIN MONTES DE OCA**

Managing Director  
+1 704 335 4436  
fermin.deoca@cushwake.com

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