

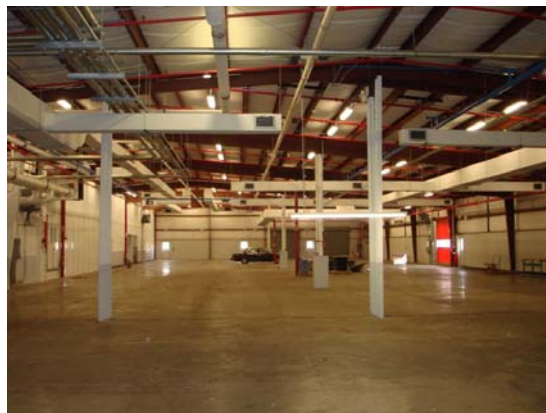
AVAILABLE

305 East US Hwy 64, Lexington, NC



Industrial Building *Investment Opportunity*

- 89,524 Sq. Ft.
- Industrial Facility on 10.77 AC
- Proven manufacturing facility
- 4 dock doors, 6 drive-in doors
- Abundant Parking
- Excellent access to east coast markets
- Convenient access to Business-85 with I-85 just 3 miles away
- Located 36 miles southwest of the nation's 46th most populous MSA, the Piedmont Triad



Matt Marks
Tower Investments, LLC
530.668.1000
mattmarks@towerinv.com
www.towerinv.com

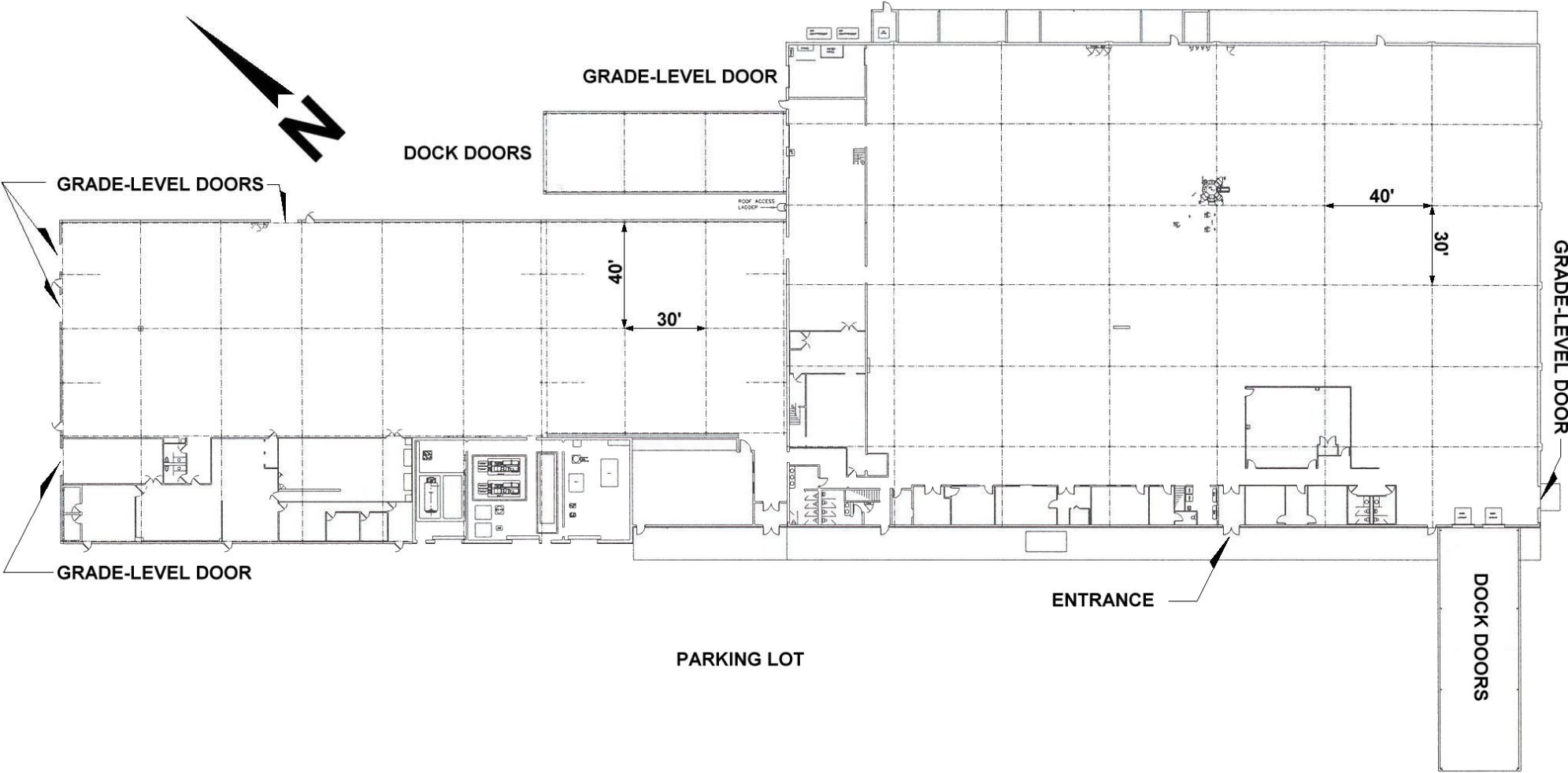
TOWER
INVESTMENTS

1 Bekaert Drive offers immediate access to US Highway 64, which intersects with Interstate 85 approximately 3 miles southeast at exit #96. Lexington is located 36 miles southwest of one of the mid-Atlantic's most dynamic and desirable metro areas, the Piedmont Triad. Comprised of the cities of Greensboro, Winston-Salem and High Point, the Piedmont Triad is the nation's 46th most populous MSA. Lexington's proximity to Interstate 85 gives it access to Interstates 26, 40, 73/74, 77, and 95. These interstate not only provide access to the markets of the eastern seaboard (via I-95) but market of the Midwest and west coast as well (via I-40).

Property Highlights

- 89,524 SF warehouse/distribution facility on 10.77 acres.
- 14,794 SF of finished office space.
- Four (4) 8'x10' dock-high doors and six (6) drive-in doors.
- Ceiling Heights: 13' clear.
- Column Spacing: 40'x30'.
- Lighting: Fluorescent.
- Sprinkler: 100% (wet system).
- HVAC: Building is 100% air conditioned.
- 255 vehicle parking spaces with some limited trailer parking available.
- 6" reinforced concrete floor.
- Built in 1970, with additions made in 1997, oe brick, metal and block construction with a built-up/standing seam roof system.
- Rail service is available in Lexington.



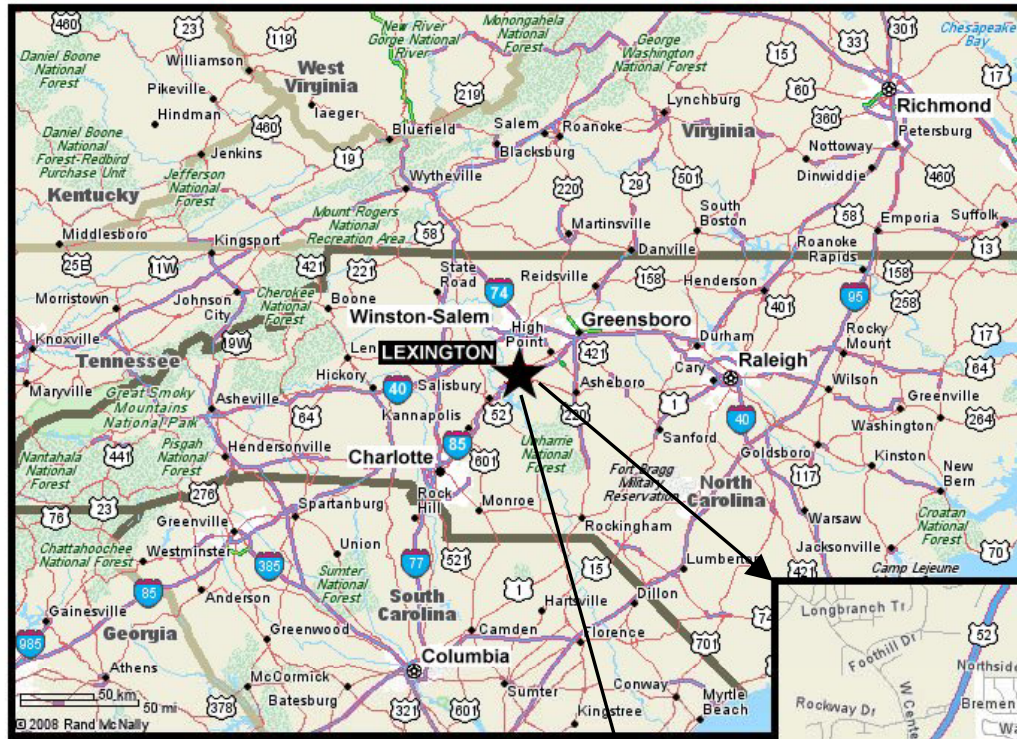




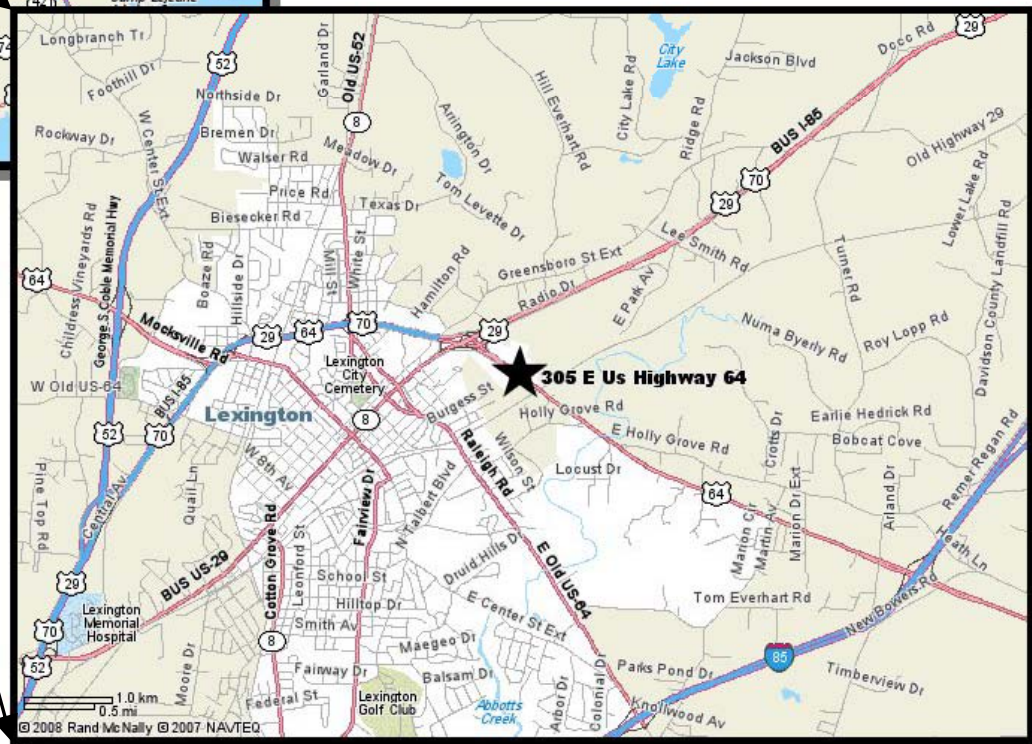


305 East US Hwy 64, Lexington, NC

Location Map



City	Distance	Travel Time
Winston-Salem, NC	23	27 min
Greensboro, NC	36	42 min
Charlotte, NC	60	1 hr 5 min
Raleigh, NC	110	1 hr 55 min
Fayetteville, NC	122	2 hr 35 min
Columbia, SC	150	2 hr 35 min
Richmond, VA	235	3 hr 50 min
Knoxville, TN	256	4 hr 25 min
Charleston, SC	266	4 hr 25 min
Atlanta, GA	298	4 hr 55 min
Jacksonville, FL	440	7 hr 5 min



DURACELL, INC.
DB 603 PG 112, TRACT 1
PB 23 PG 49

9.500 AC.
A PORTION OF
DB 1151 PG 6
(ADDITION TO TRACT 2)

18.589 AC.
A PORTION OF
DB 1151 PG 6
(ADDITION TO TRACT 2)

89,524 SF

10.777 AC
DB 603 PG 112, TRACT 2
PB 23 PG 49

EAST US HIGHWAY 64
DB 242 PG 63
PROJECT NO. 6.609003T
PAVED, 150' R/W (PER N.C.D.O.T.)

