

4095 OLD SALISBURY ROAD

INDUSTRIAL PROPERTY **FOR LEASE**

PROPERTY DESCRIPTION

±27,500 SF of industrial/warehouse space available in Lexington! The building is situated on 6.33 acres. The front office space features a reception area, 5 private offices, 1 conference room, a kitchen, and 2 restrooms. The warehouse space has 3 dock doors, 1 drive-in door, and ceiling heights of 12'-15'. Located southwest of town, 1.3 miles from Business I-85/I-285, and 2.5 miles from I-85. Current tenant to vacate November 30, 2025.

PROPERTY HIGHLIGHTS

- ±27,500 SF of industrial/warehouse space
- Situated on 6.33 acres
- Front office features a reception area, 5 private offices, 1 conference room, a kitchen, and 2 restrooms
- Warehouse space has 3 dock doors, 1 drive-in door, and ceiling heights of 12'-15'

OFFERING SUMMARY

Lease Rate:	\$3.95 SF/yr (NNN)
Available SF:	27,500 SF
Lot Size:	6.33 Acres

Katie Hayes

336.473.0206
katie@ltpcommercial.com

Nick Gonzalez

336.724.1715
nick@ltpcommercial.com

Linville | Team Partners
COMMERCIAL REAL ESTATE

LEXINGTON, NC

4095 OLD SALISBURY ROAD

L | T

INDUSTRIAL PROPERTY **FOR LEASE**



Katie Hayes

336.473.0206

katie@ltpcommercial.com

Nick Gonzalez

336.724.1715

nick@ltpcommercial.com

Linville | Team Partners
COMMERCIAL REAL ESTATE

LEXINGTON, NC

4095 OLD SALISBURY ROAD

L | T

INDUSTRIAL PROPERTY FOR LEASE



Katie Hayes

336.473.0206

katie@ltpcommercial.com

Nick Gonzalez

336.724.1715

nick@ltpcommercial.com

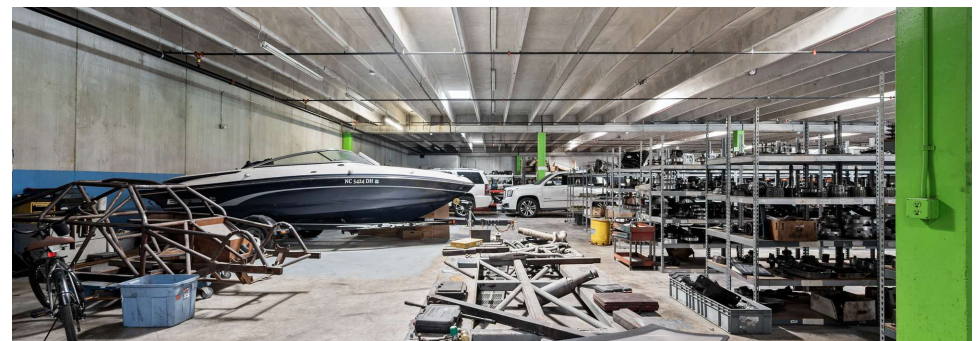
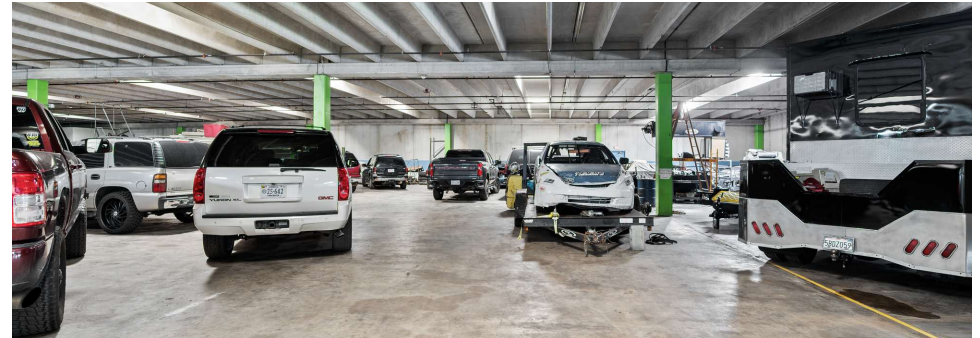
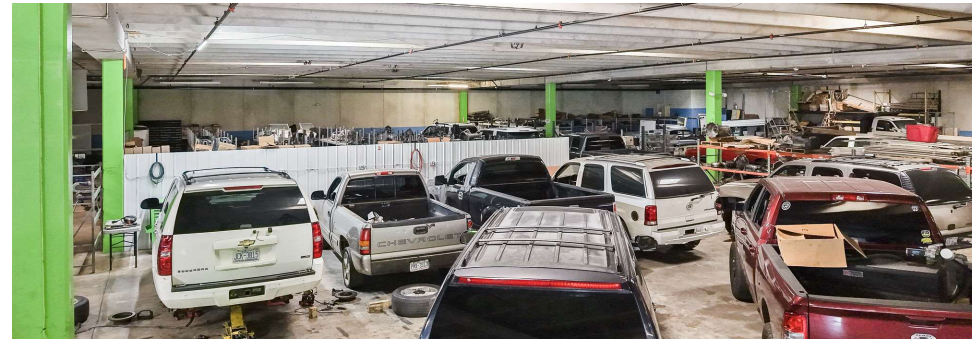
Linville | Team Partners
COMMERCIAL REAL ESTATE

LEXINGTON, NC

4095 OLD SALISBURY ROAD

L | T

INDUSTRIAL PROPERTY **FOR LEASE**



Katie Hayes

336.473.0206

katie@ltpcommercial.com

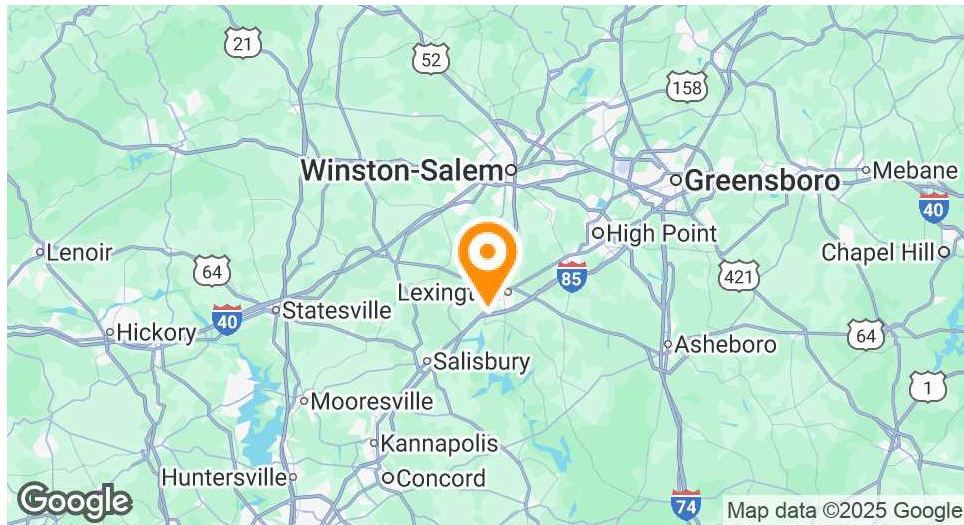
Nick Gonzalez

336.724.1715

nick@ltpcommercial.com

Linville | Team Partners
COMMERCIAL REAL ESTATE

4095 OLD SALISBURY ROAD

INDUSTRIAL PROPERTY **FOR LEASE**

Building Name	4095 Old Salisbury Road
Property Type	Industrial
Property Subtype	Flex Space
Building Size	27,500 SF
Lot Size	6.33 Acres
Year Built	1979



Katie Hayes

336.473.0206
katie@ltpcommercial.com

Nick Gonzalez

336.724.1715
nick@ltpcommercial.comLinville | Team Partners
COMMERCIAL REAL ESTATE

4095 OLD SALISBURY ROAD

INDUSTRIAL PROPERTY **FOR LEASE**

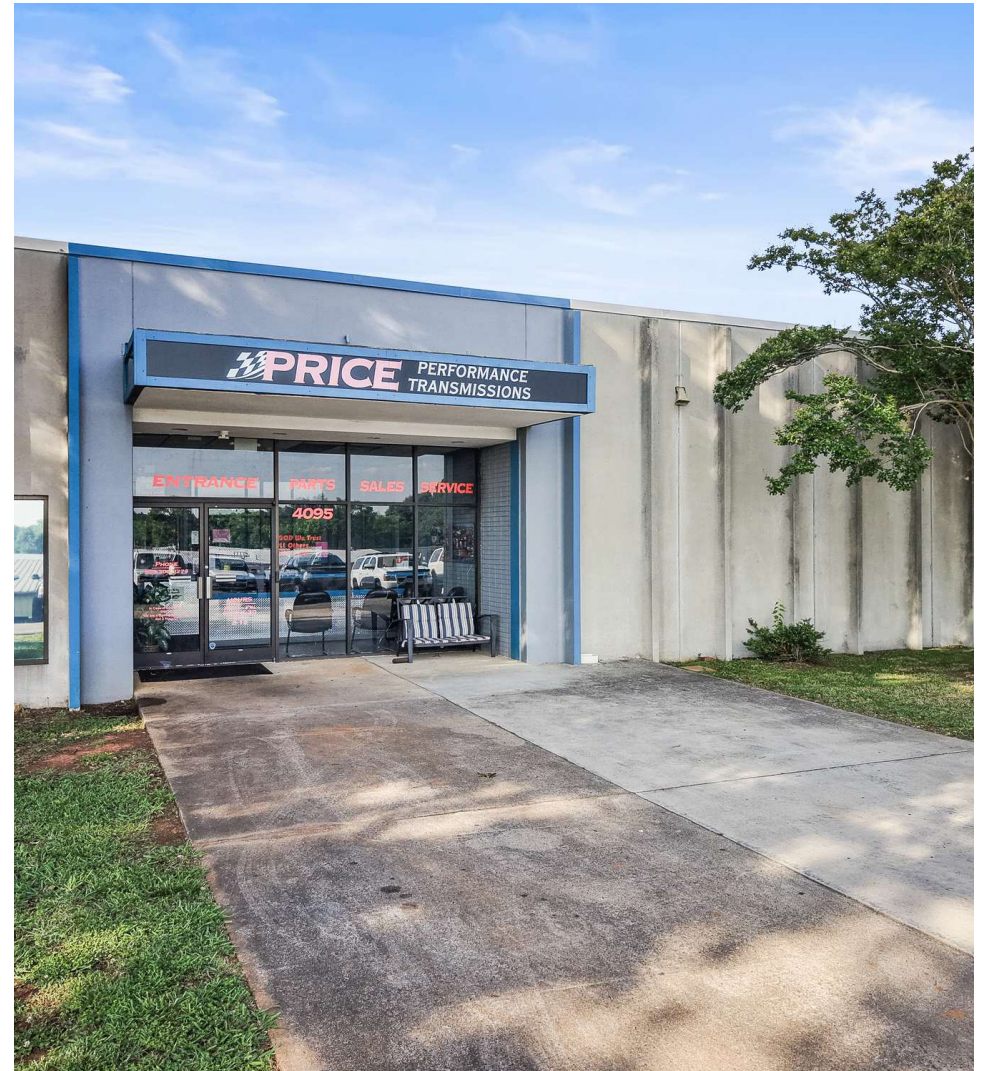
LOCATION INFORMATION

Street Address	4095 Old Salisbury Road
City, State, Zip	Lexington, NC 27295

PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Flex Space
Zoning	LI
Lot Size	6.33 Acres
Building Size	27,500 SF
Number of Dock High Doors	3
Number of Drive in Bays	1
Year Built	1979

LEASE RATE: \$3.95 SF/YR
(NNN)



Katie Hayes

336.473.0206
katie@ltpcommercial.com

Nick Gonzalez

336.724.1715
nick@ltpcommercial.com

The information contained herein has been taken from sources deemed to be reliable. Linville Team Partners makes no representation or warranties, expressed or implied, as to the accuracy of this information. All information in this document is subject to verification prior to purchase or lease.

Linville | Team Partners
COMMERCIAL REAL ESTATE