

4095 OLD SALISBURY ROAD

FOR LEASE | LEXINGTON, NC 27295

Linville | Team Partners

COMMERCIAL REAL ESTATE



PROPERTY HIGHLIGHTS

PROPERTY TYPE	Industrial/Warehouse
AVAILABLE SF ±	27,500
LEASE RATE	\$4.25, NNN

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.



KATIE HAYES

E Katie@LTPcommercial.com

M 336.473.0206

P 336.724.1715

NICK GONZALEZ

E Nick@LTPcommercial.com

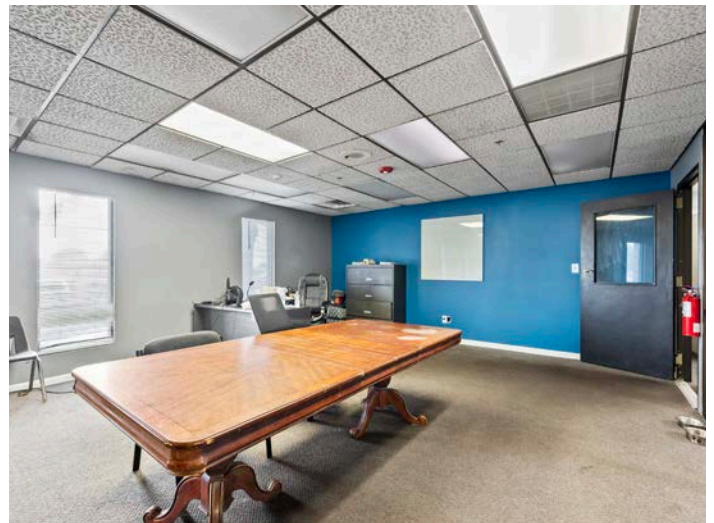
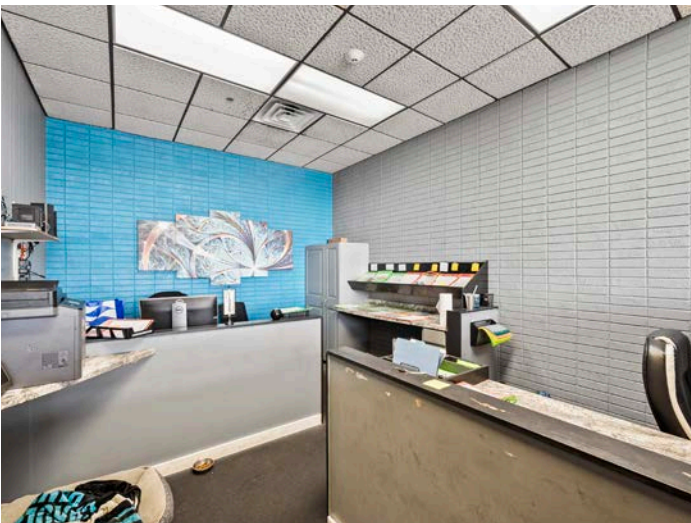
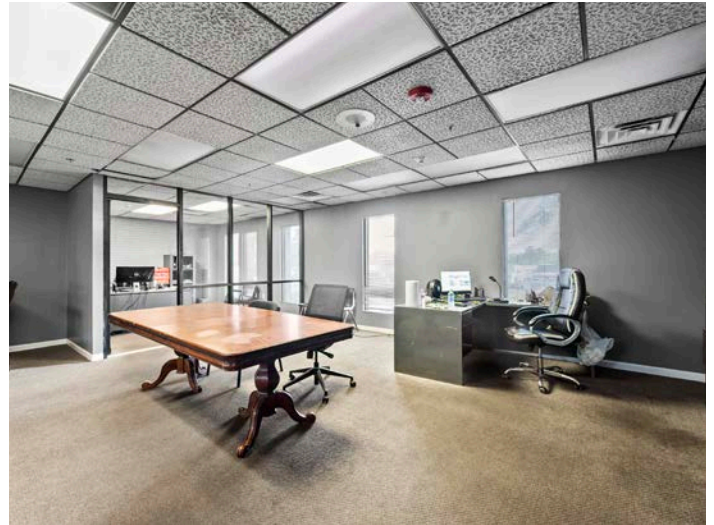
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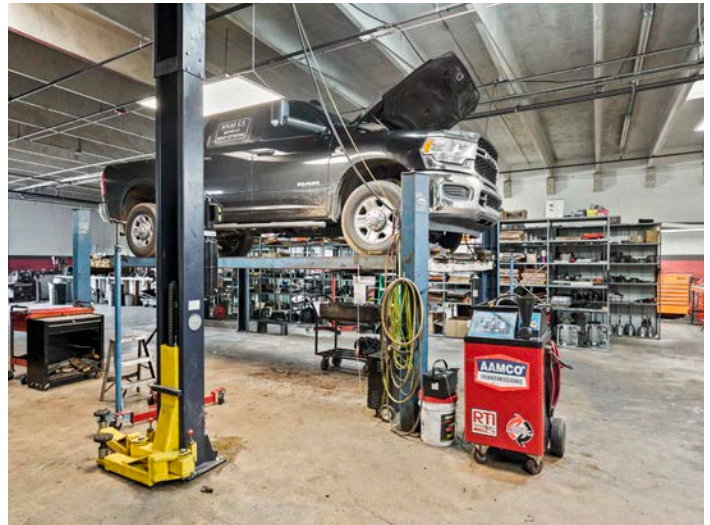
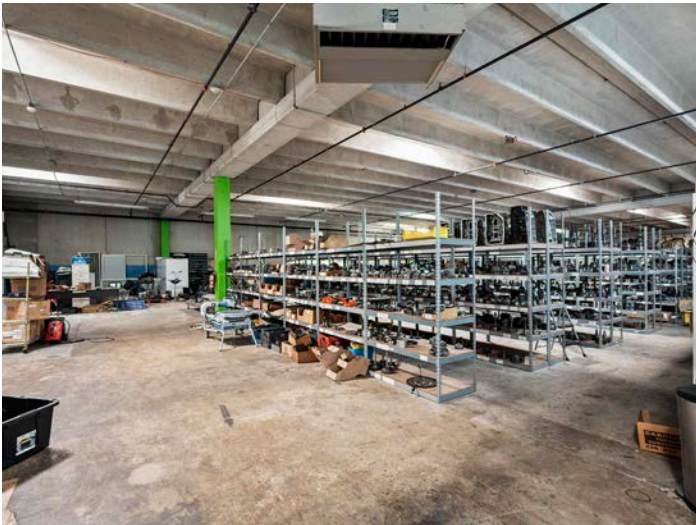
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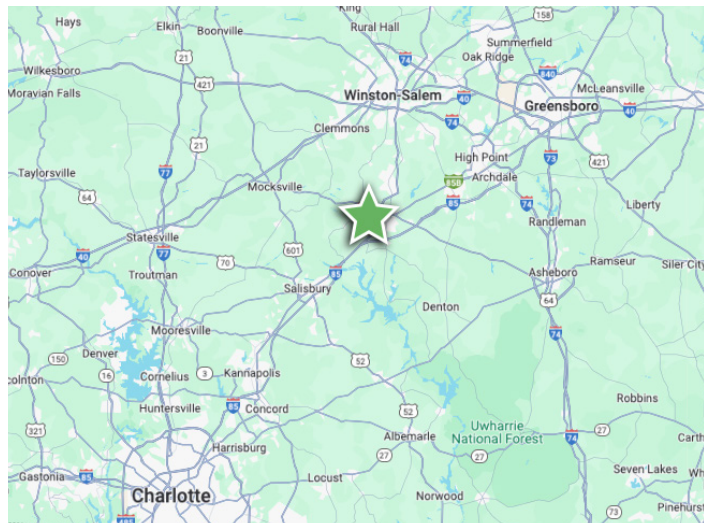
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KEY FEATURES

- ±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'



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PROPERTY INFORMATION

PROPERTY TYPE	Industrial/Warehouse	RESTROOMS	2
AVAILABLE SF ±	27,500	DOCK DOORS	3
ACRES	6.33	DRIVE-IN DOORS	1
YEAR BUILT	1979	CEILING HEIGHT	12'-15'
ZONING	LI	TAX PIN	6714-01-05-4777

PRICING & TERMS

LEASE RATE	\$4.25, NNN	ESTIMATED NNN CHARGES	\$0.43 psf
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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.



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