



New Construction!
Proposed Site: 4.57 AC
Available: +/- 6,000 - 12,000 SF

FLEX/INDUSTRIAL/OFFICE, NOW PRELEASING!
+/- 6,000-12,000 SF | HWY 52/I-285, DAVIDSON COUNTY

Abner Wright
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Property Summary

794 American Way
Lexington, NC 27295
Davidson County

BUILD TO SUIT!

This new construction flex is currently in planning stages and expected to be ready for tenant buildout in Q1 of 2025.

Lot Size: 4.57 AC

SF Available: 6,000-12,000 SF

- Ready for tenant buildout in Q1 2025
- Clear span buildings
- Drive-in doors and shared loading dock
- Easy access to I-85 & I-40

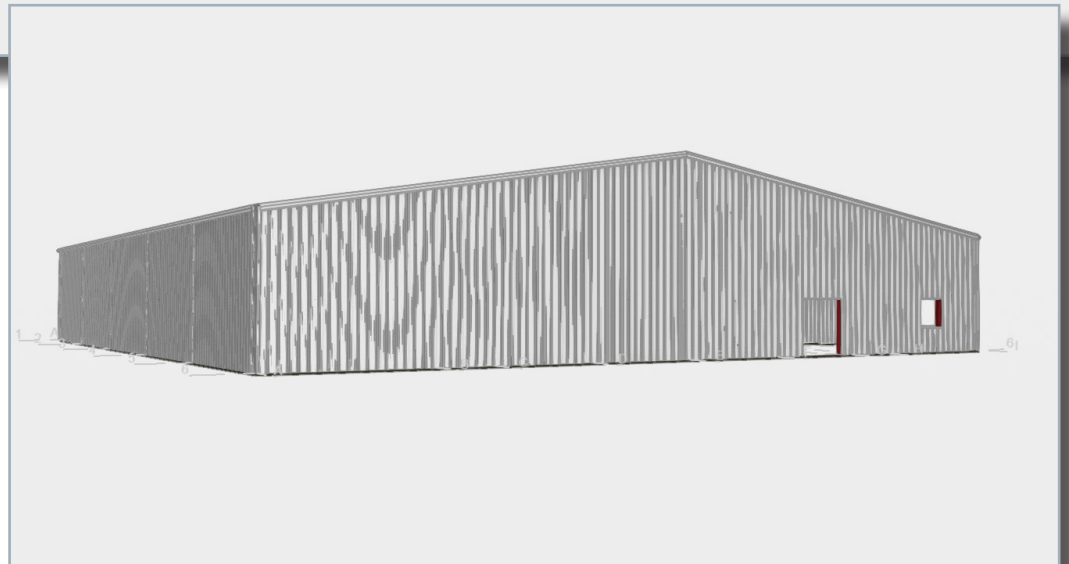
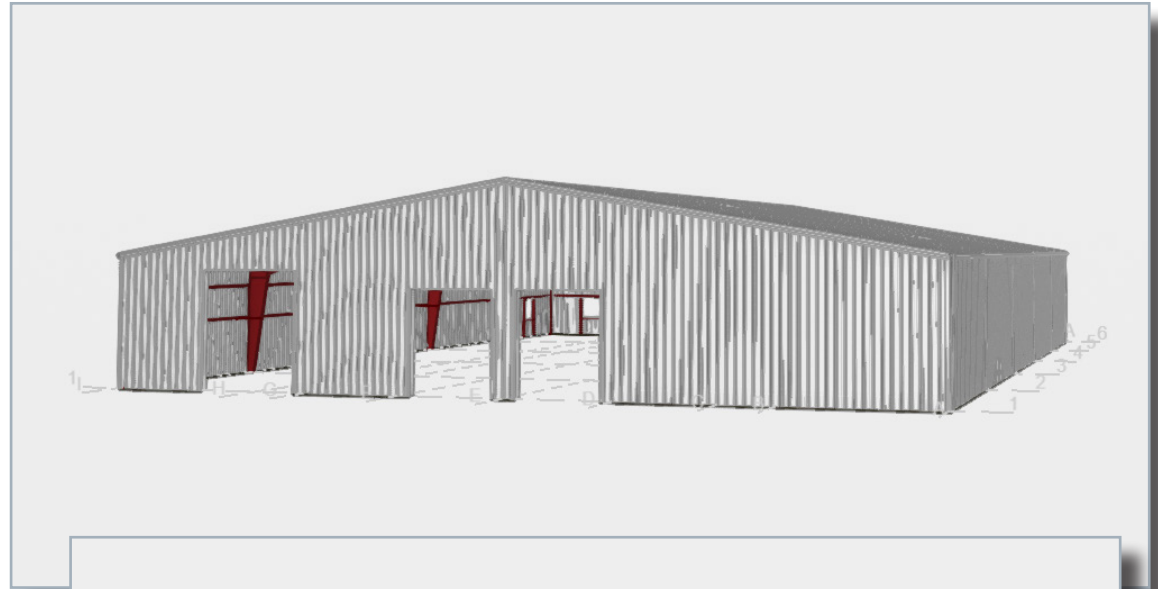
LEASE RATE: \$9.00/SF NNN

For more information please call:

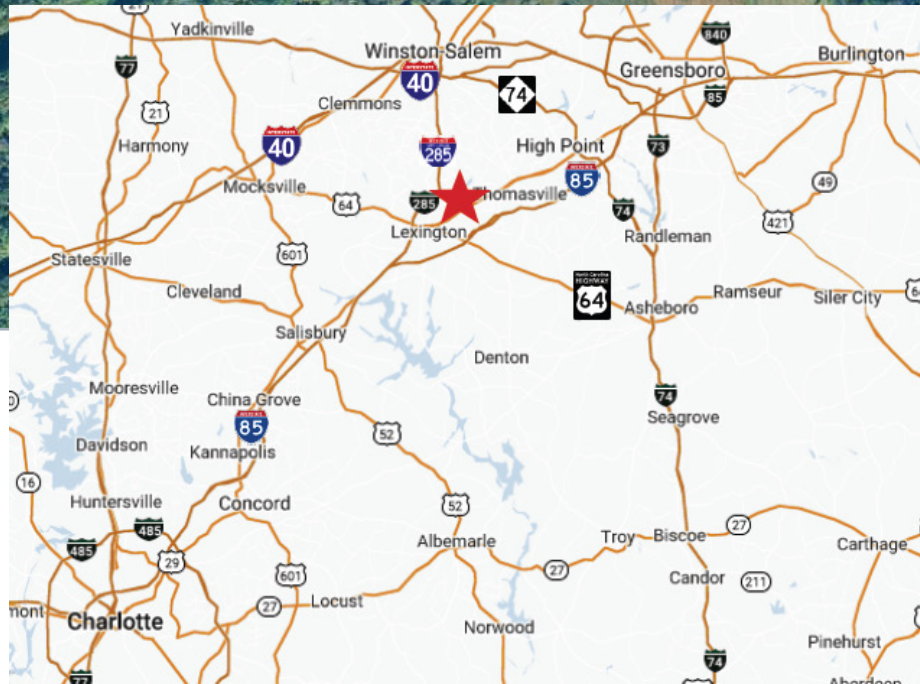
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Location



MILEAGE

INTERSTATE/HIGHWAY

Business 40.....15 mi
Interstate 85.....10 mi

CITIES/AIRPORTS

Winston Salem.....18 mi
PTI Airport, Greensboro.....37 mi
Charlotte.....60 mi
Raleigh.....100 mi

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