

FREEMAN | COMMERCIAL REAL ESTATE



FOR LEASE

FULLY CONDITIONED INDUSTRIAL AVAILABLE

+/- 12,000 SF | I-285/HWY 52, LEXINGTON NC

American Way

ABNER WRIGHT & LEE CHEWNING

abner@freemancommercial.com

lee@freemancommercial.com

336-768-4410

FOR LEASE

PROPERTY OVERVIEW

LOCATION

ADDRESS	794 American Way
CITY, STATE, ZIP	Lexington, NC 27295
COUNTY	Davidson County

PROPERTY INFORMATION

ZONING	Light Industrial
BUILDING SIZE	12,000 +/- AC
LOT SIZE	4.57 +/- AC
LEASE RATE	\$11.50/PSF NNN

- + 12,000 SF includes:
 - 2,200 SF Office
 - 1,500 SF Clean Room/Training Room
 - 8,300 SF Warehouse
- + Two 8'-9' loading docks with levelers and one 12'x12' drive-in door
- + Clear span, no internal columns
- + Gated yard access
- + Well-located at the I-285/Hwy 52 & Hwy 8 interchange with easy access to I-85, I-40, Charlotte & Raleigh, and only 20 minutes to Winston-Salem

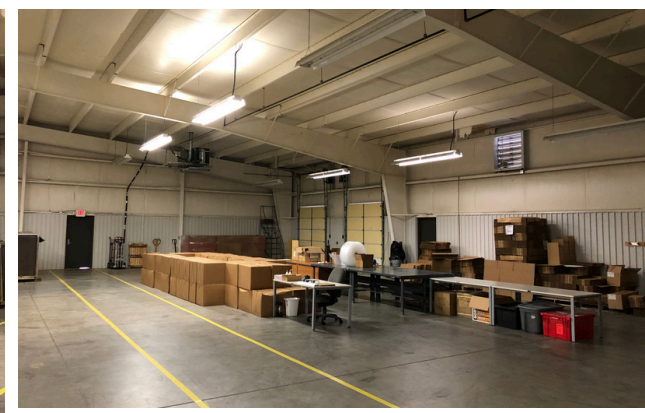
ABNER WRIGHT & LEE CHEWNING

O: 336.768.4410
abner@freemancommercial.com
lee@freemancommercial.com



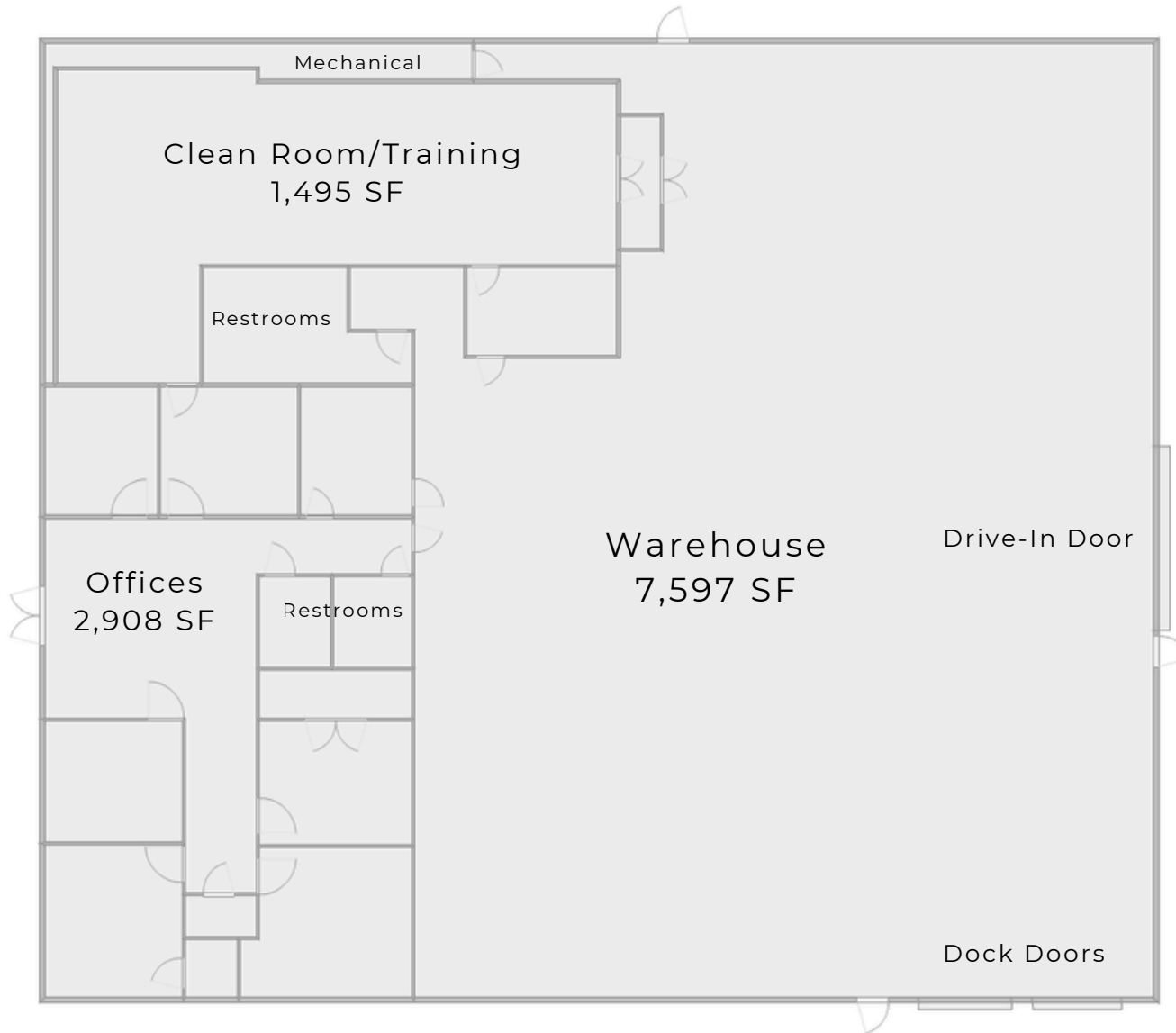
FOR LEASE

FLOOR PLAN - 794 AMERICAN WAY, LEXINGTON NC



FOR LEASE

FLOOR PLAN - 794 AMERICAN WAY, LEXINGTON NC



FREEMAN | COMMERCIAL REAL ESTATE

1255 CREEKSHIRE WAY WINSTON-SALEM, NC 27103 | 336.768.4410

ABNER WRIGHT & LEE CHEWNING

O: 336.768.4410

abner@freemancommercial.com

lee@freemancommercial.com