WEST SITE
CURRENT CONSTRUCTION STATUS

BLDG 2

Site Cleared | Pad Work Commenced | Pad Complete | Walls Tilted | Roof Work Underway | Roof Installed | Paving Complete | Ready for Occupancy

LINCOLN COMMERCE CENTER



BUILDING 2 - READY FOR OCCUPANCY

± 100,000 - 367,886 SF



WWW.LINCOLNCOMMERCECENTER.COM

CROW HOLDINGS INDUSTRIAL

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LINCOLN COMMERCE CENTER PARK

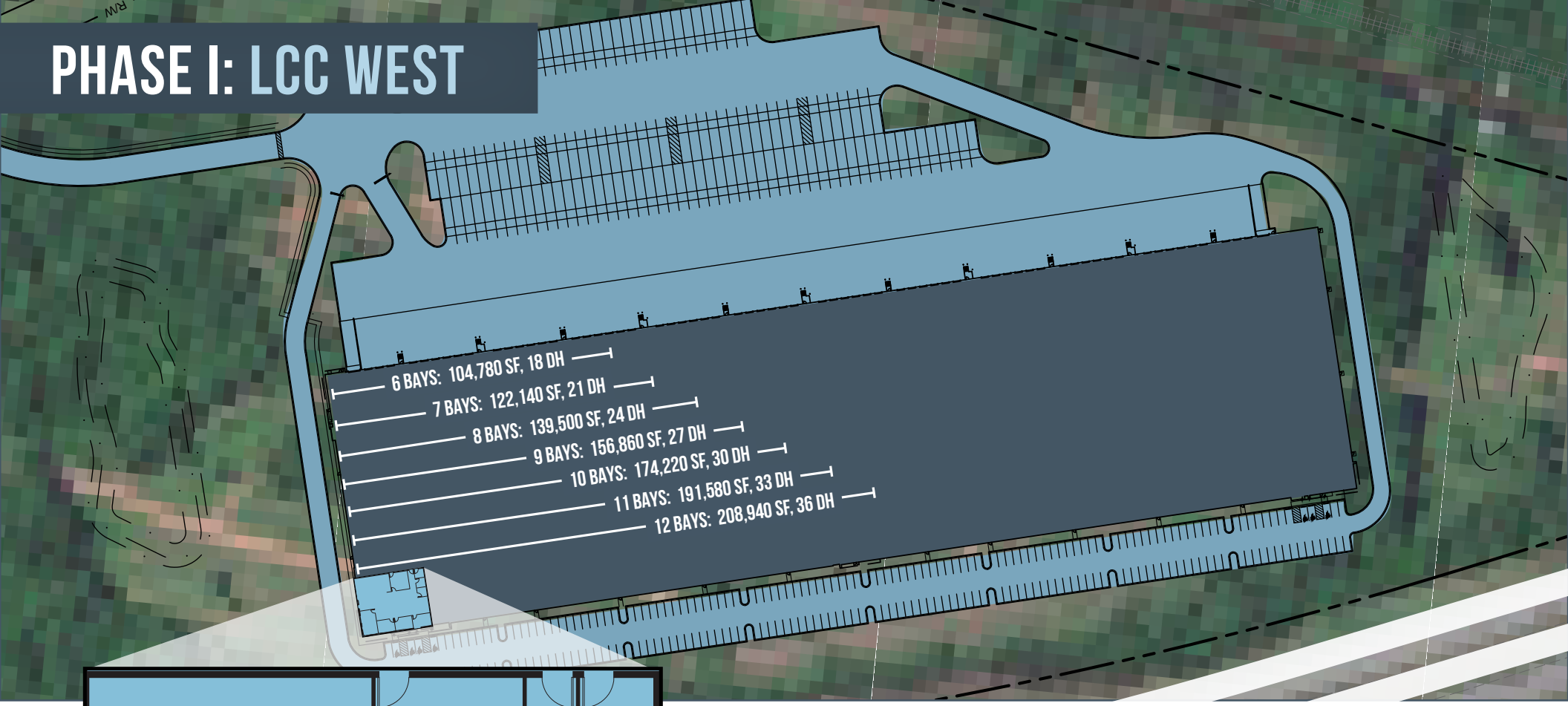


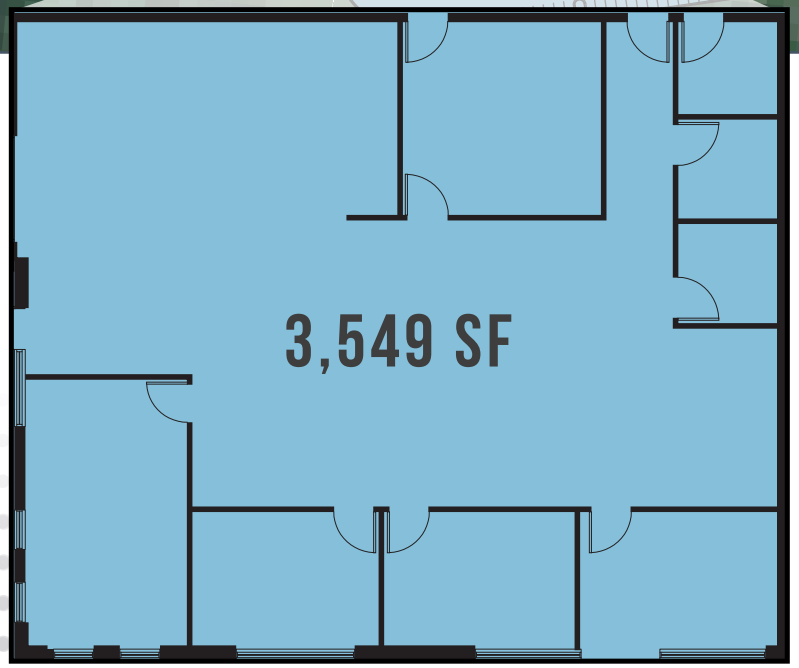


PARK ACCESS POINTS

- 1,993,611 SF
- CROSS-DOCK & REAR LOAD BUILDINGS
- MULTI-TENANT & SINGLE TENANT USERS
- ACCESS TO HWY 16 & HWY 73
- ABUNDANT NEARBY AMENITIES
- AMPLE PARKING FOR CARS & TRAILERS

PHASE I: LCC WEST





BUILDING 2: ± 100,000-367,886 SF

DIMENSIONS: ±1,180' X 310'

CLEAR HEIGHT: 36'

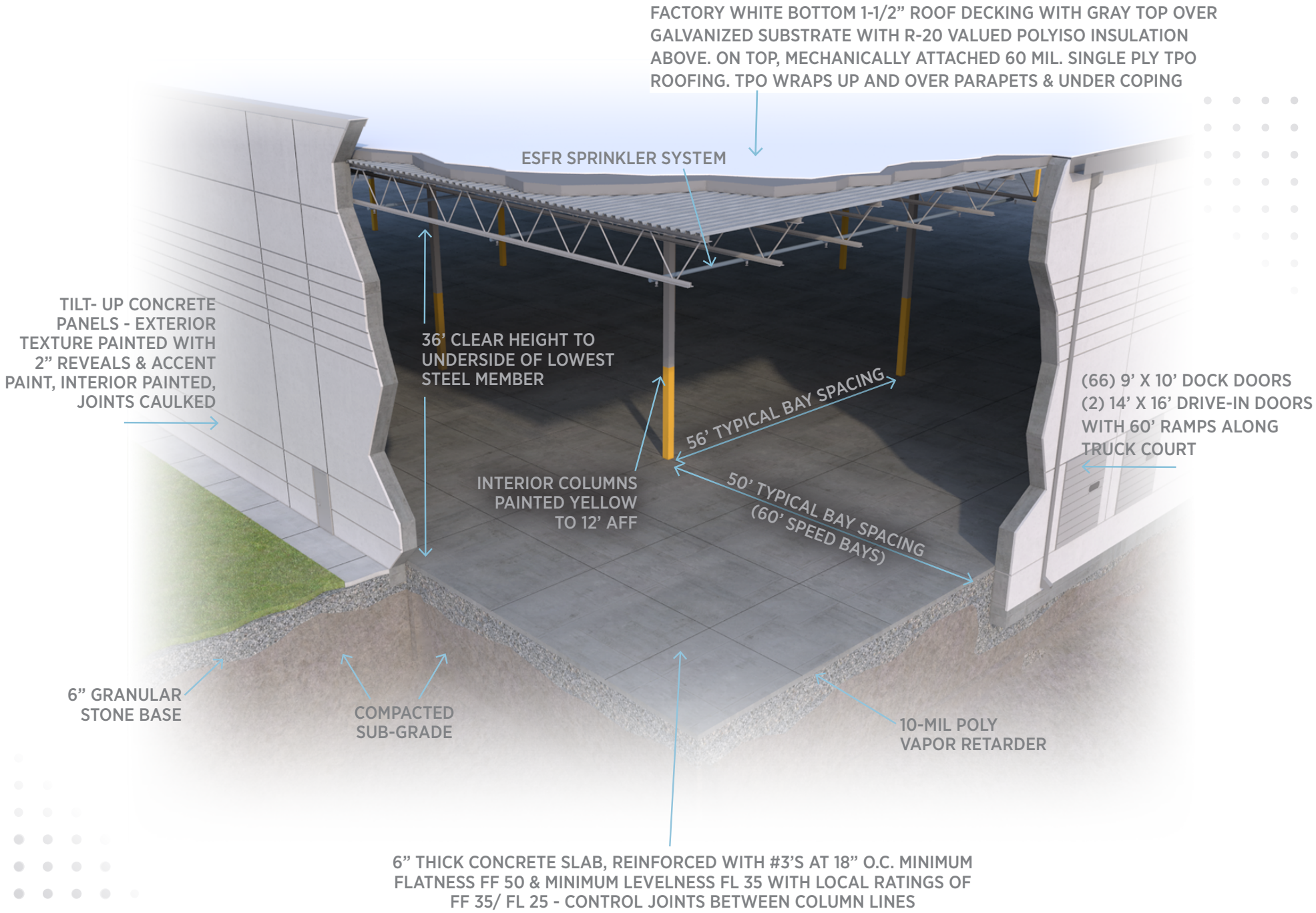
COLUMN SPACING: 50' X 56'

STAGING BAY: 60'

LOADING: 66 DH - 2 DI

PARKING: 236 CAR 129 TRAILER

LCC WEST: BUILDING 2



PHASE II: LCC EAST



BUILDING 1:

BLDG SIZE: 945' X 322'
CLEAR HEIGHT: 36'
PARKING: 150 CAR 66 TRAILERS
+EXPANSION TO 182 TOTAL

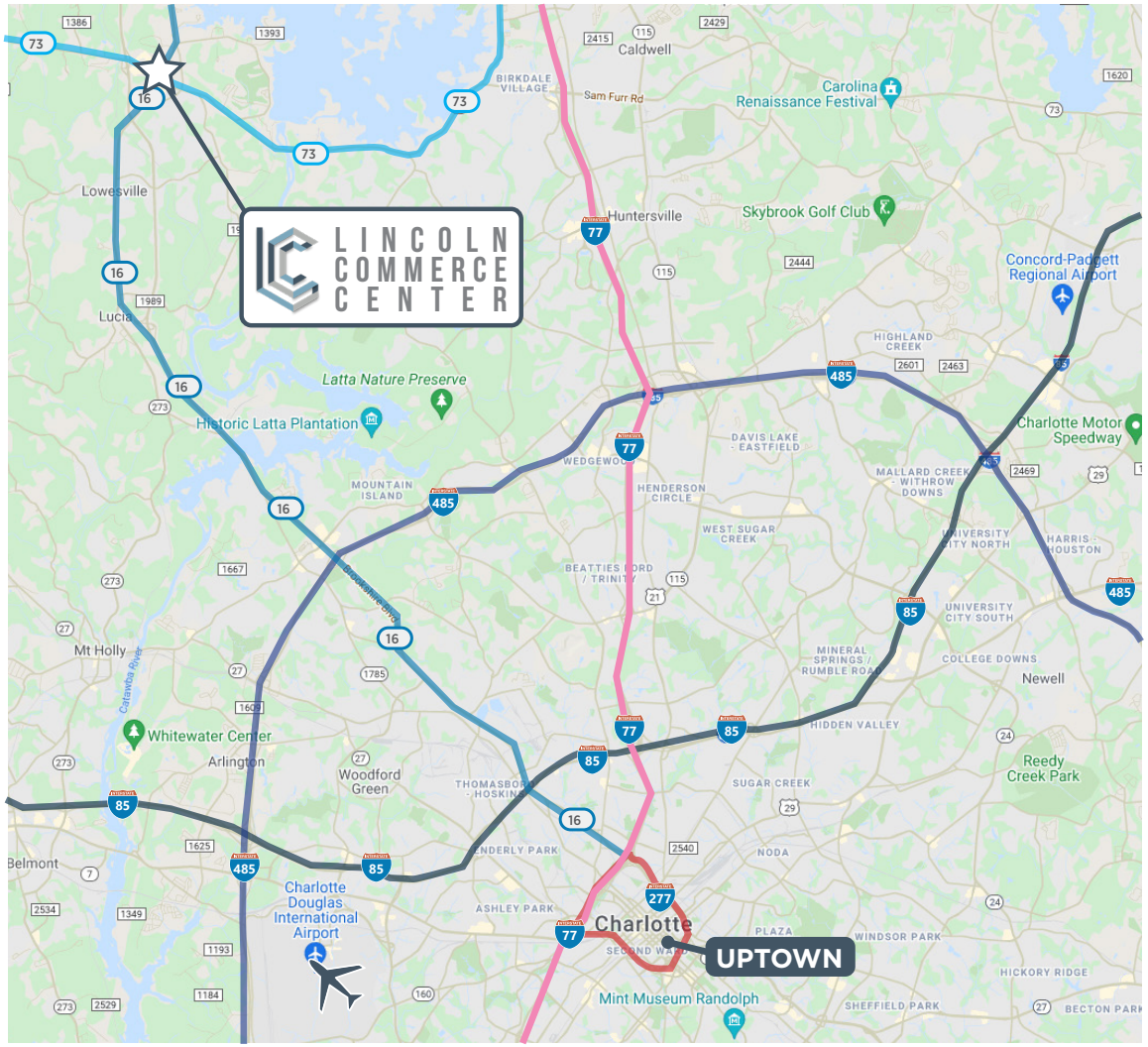
BUILDING 2:

BLDG SIZE: 270' X 840'
CLEAR HEIGHT: 32'
PARKING: 140 CAR 42 TRAILERS
+ EXPANSION TO 66 TOTAL

BUILDING 3:

BLDG SIZE: 432' X 1050'
CLEAR HEIGHT: 36'
PARKING: 265 CAR 61 TRAILERS
+ EXPANSION TO 189 TOTAL

LCC: MAPS



	MILES	DRIVE TIME
77	8.6 MILES	18 MIN
485	10.7 MILES	15 MIN
85	16.3 MILES	20 MIN

	MILES	DRIVE TIME
277	18.5 MILES	29 MIN
✈	19.2 MILES	26 MIN
UPTOWN	19.8 MILES	30 MIN

LOCAL AMENITIES (10 MIN DRIVE)

Walmart — Save money. Live better.
LOWE'S
Walgreens
Wendy's
Chick-fil-A
Harris Teeter — Neighborhood Food & Pharmacy
Bojangles' — Famous Chicken 'n Biscuits
BURGER KING
DUNKIN' DONUTS
QT
ALDI
FOOD LION
COOK OUT — FRESH HAMBURGERS.
Publix
MY BROTHERS BAGEL
ROYAL BLISS BREWING CO.
TSC TRACTOR SUPPLY CO
DISCOUNT TIRE
KFC
Exxon

LCC: NEARBY AMENITIES



LCC: DEMOGRAPHICS

POPULATION

	10 MILE	30 MILE	50 MILE
2010	120,122	1,907,008	2,997,320
2021	181,366	2,111,318	3,325,087
2026	199,831	2,271,993	3,552,900

AVG. HOUSEHOLD INCOME

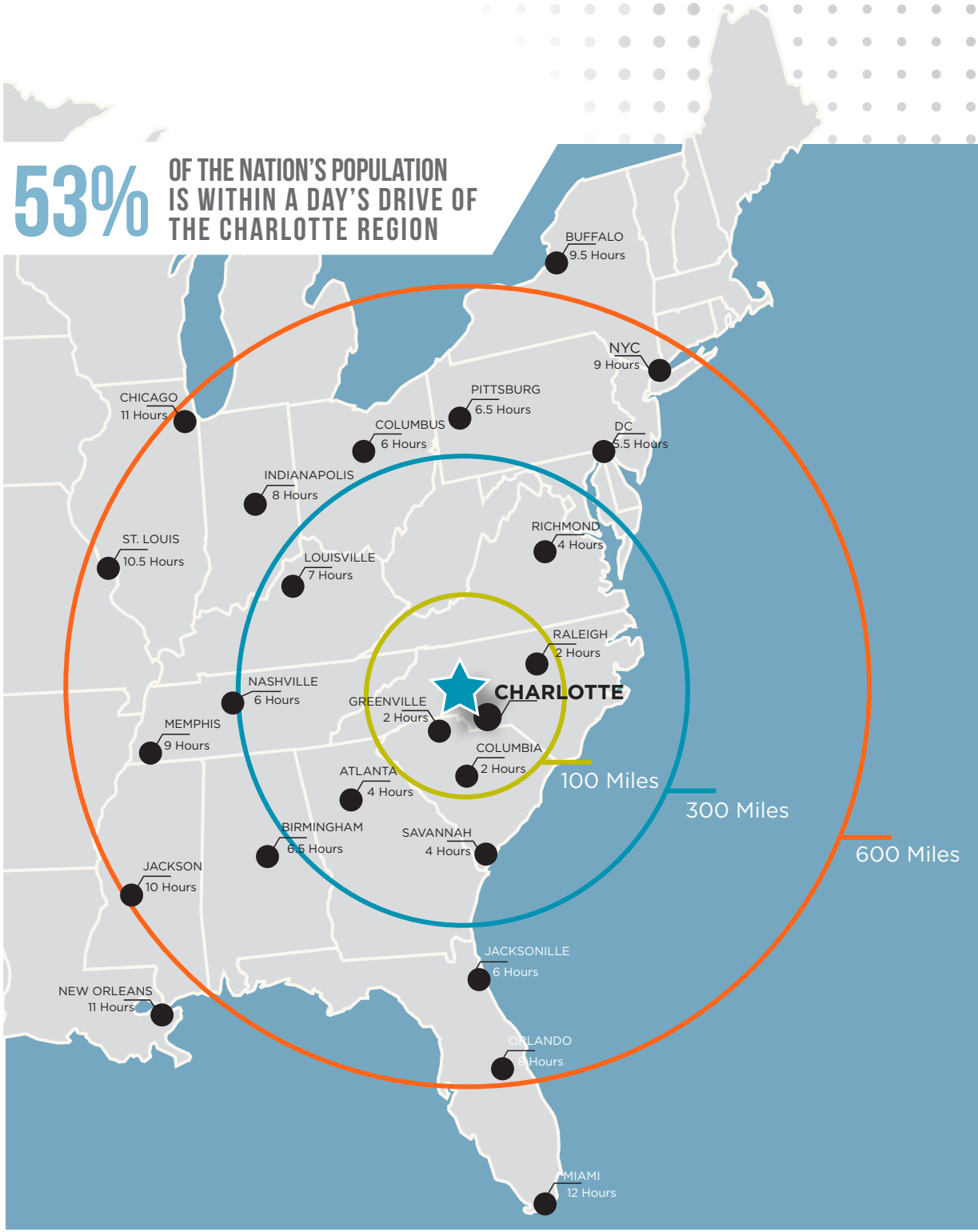
	10 MILE	30 MILE	50 MILE
AVG	$127,717	$94,362	$90,317
MED	$87,359	$67,281	$62,282

OF HOUSEHOLDS

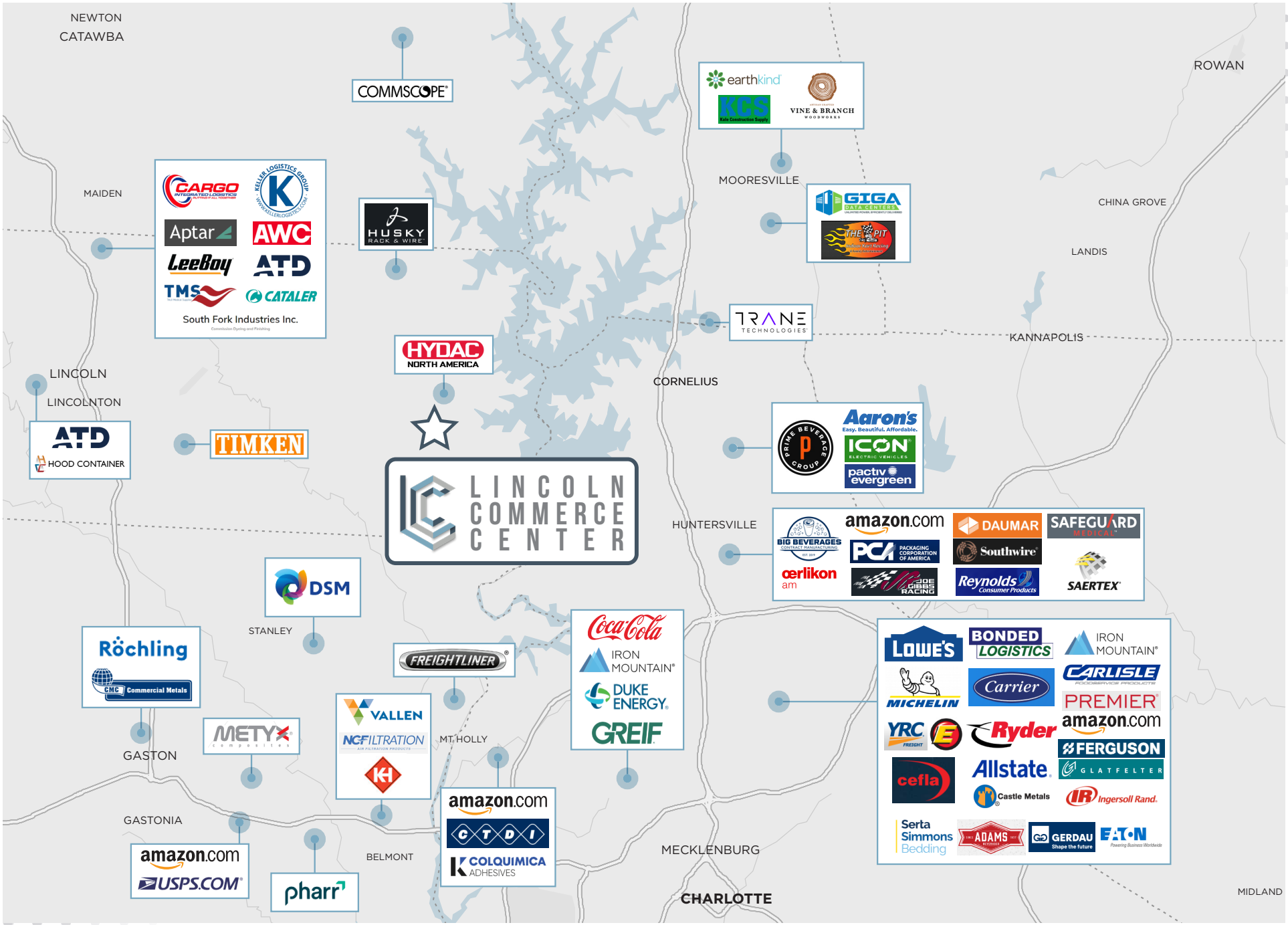
	10 MILE	30 MILE	50 MILE
2010	42,369	618,874	1,299,870
2021	78,180	898,326	1,409,137
2026	86,758	974,686	1,516,500

LABOR

	10 MILE	30 MILE	50 MILE
EMPLOYEES	94,528	1,072,478	1,656,295



LCC: CORPORATE NEIGHBORS



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INDUSTRIAL

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