

FINLEY
PROPERTIES
COMMERCIAL REAL ESTATE

Prime Opportunity, Move-In Ready!

***Meticulously Maintained Former
Lowe's Corporate Office in Wilkes County***



SCHEDULE A TOUR TODAY!

Contact William Buchanan with Finley Properties
Call 336-469-8821 | Email william@finleypropertiesllc.com

PROPERTY OVERVIEW

ACCESS AND FRONTAGE:

The property has excellent frontage along Curtis Bridge Road and Highway 421 and access points via Curtis Bridge Road, Mall Square, and Winkler Street. This will provide great visibility and options to access the site. Drive by traffic is in excess of 39,000 vehicles per day.

ZONING:

The property is currently zoned B2 for business use. The property will need to be rezoned to allow for mixed-use development.



PROPERTY DETAILS:

Governing Authority	City of Wilkesboro
Address	1605 Curtis Bridge Road, Wilkesboro, NC 28697
Notable Frontage	Curtis Bridge Road: 1,100 feet
Acreage (approx.)	+/- 59 acres / 35 acres (usable)
Current Use	Office
Wilkes County PINS	1504190, 2203504, 1503924
Current Zoning	B-2

LOCATION:

The property is located in Wilkesboro, North Carolina. Wilkesboro is a small but growing town, with a population growth of 0.72% annually. Wilkesboro is located 85 miles outside of Charlotte, NC, the 15th largest city in America.

CONNECTIVITY:

The property offers outstanding regional connectivity with convenient access to US Highway 421 and Interstate 77, two major arteries serving Wilkesboro. The site is an hour and fifteen-minute drive from Uptown Charlotte and Charlotte Douglas International Airport.



APPROXIMATE DRIVE TIMES

Charlotte Douglas International Airport	104 min	90.3 miles
Charlotte	100 min	86.5 miles
Greensboro	99 min	84.6 miles
I-77	28 min	22.9 miles
I-40	56 min	34.5 miles

BUILDING INFORMATION

GENERAL INTERIOR:

- Approx. 440,000 square feet (will divide building to suit needs)
- 3,000+ cubicles
- 100+ furnished offices and meeting rooms
- Four 50+ person training rooms plus a 200+ person multipurpose room
- Clear roof deck heights range from 16'0" to 22'0"
- Ceiling height range 12' - 16'
- Three loading docks, each with two bay doors
- Fully sprinklered and full coverage fire alarm



AMENITIES:

- Health Clinic with 2 exam rooms, lab, provider offices, and waiting room
- Commercial style cafeteria and coffee shop
- Exterior hardscaped patios with landscaping and water features
- Onsite data center

GENERAL SITE:

- 2,100 parking spaces
- 5 property entry points
- 7 building entry points with security turnstiles
- LED site lighting (installed in 2020)
- Standalone manned guard house
- Emergency code blue talkphones

GENERATOR BACKUP:

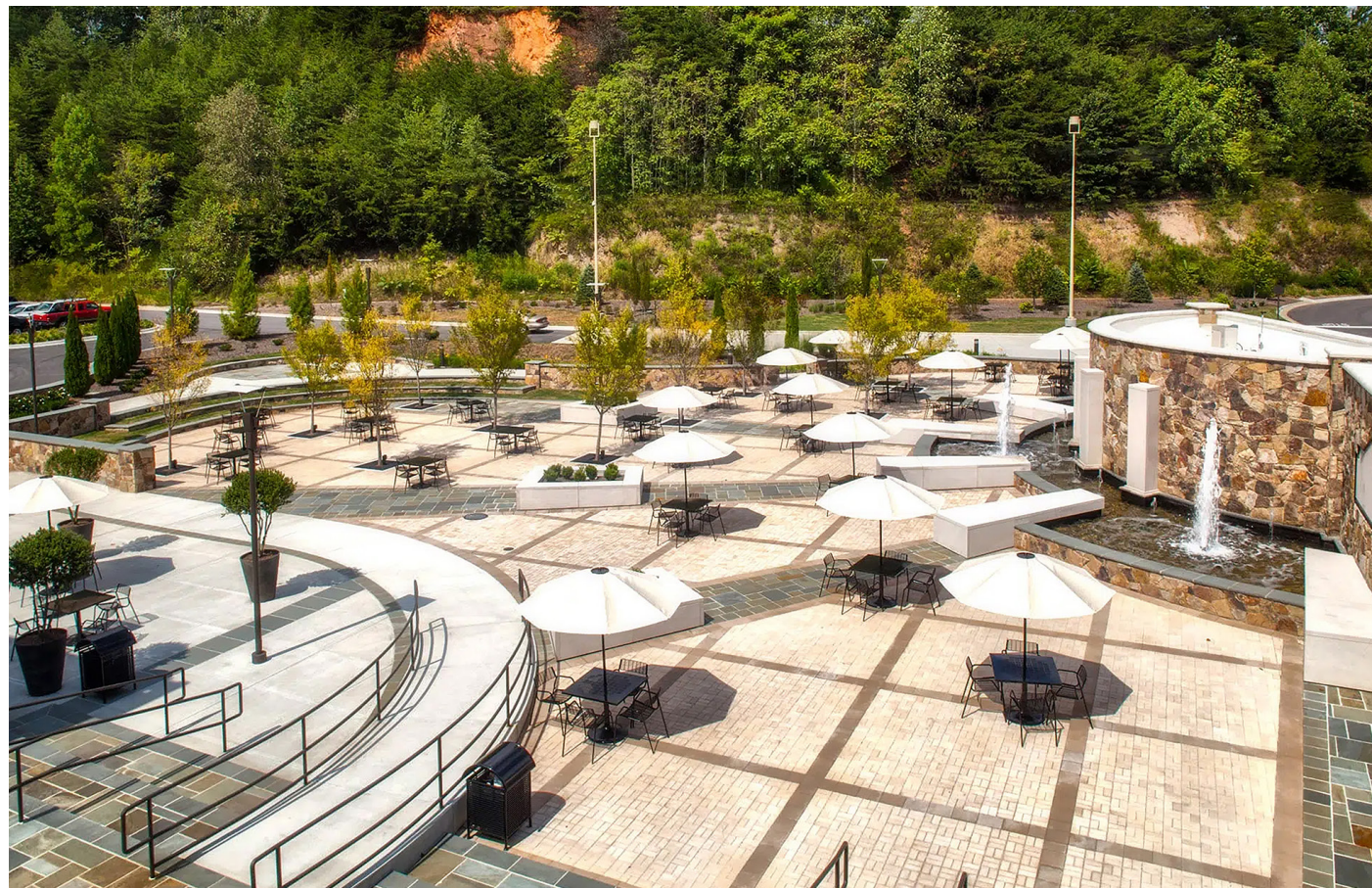
- Backup generator power for life safety equipment throughout entire building.
- Full generator backup in sections N600, N700, N/S800, and Guard House.





PHOTO TOUR OF THE PROPERTY





EXTERIOR PHOTOS

EXTERIOR PHOTOS: LOADING DOCK & GUARD SHACK

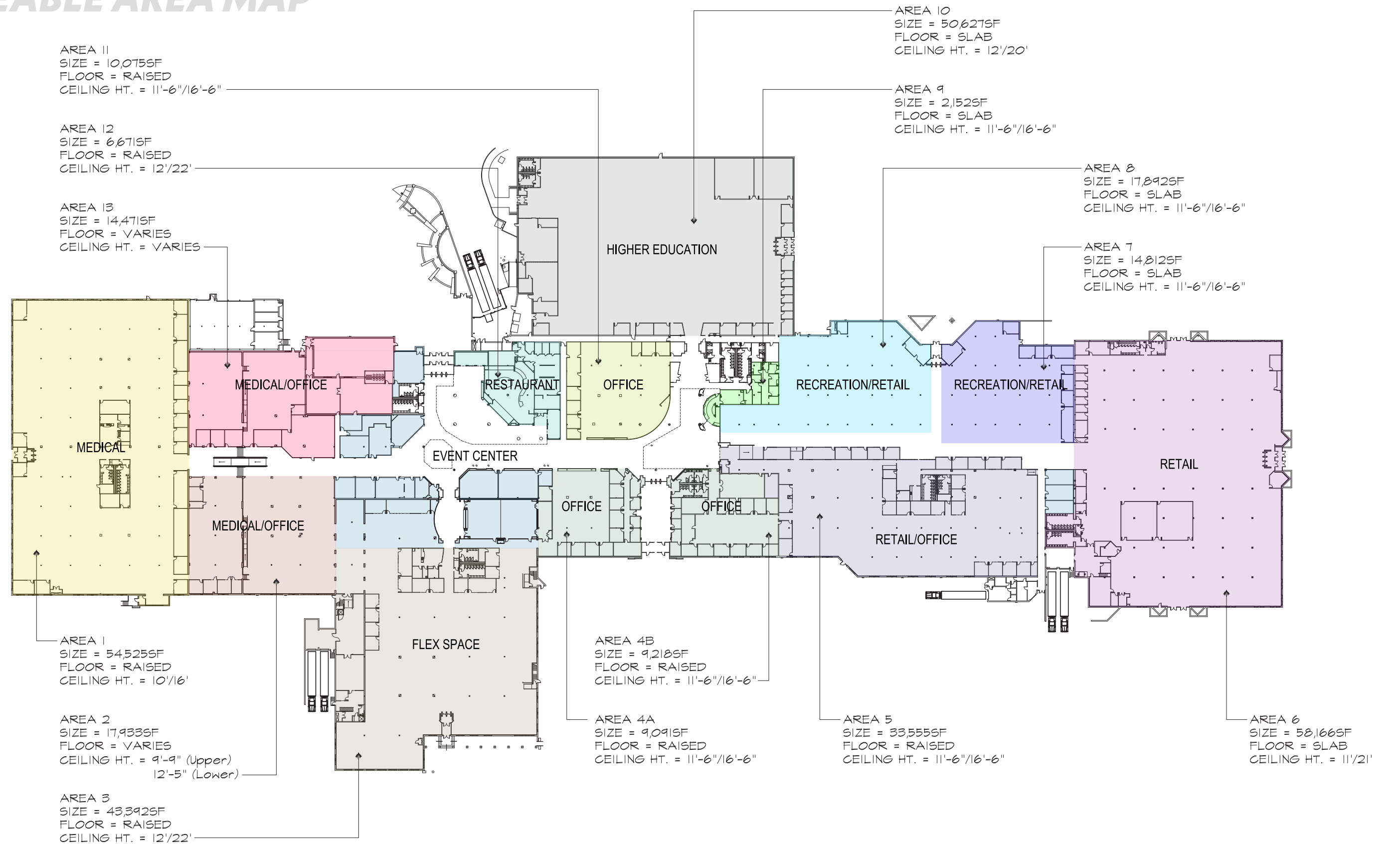




INTERIOR PHOTOS: CAFETERIA

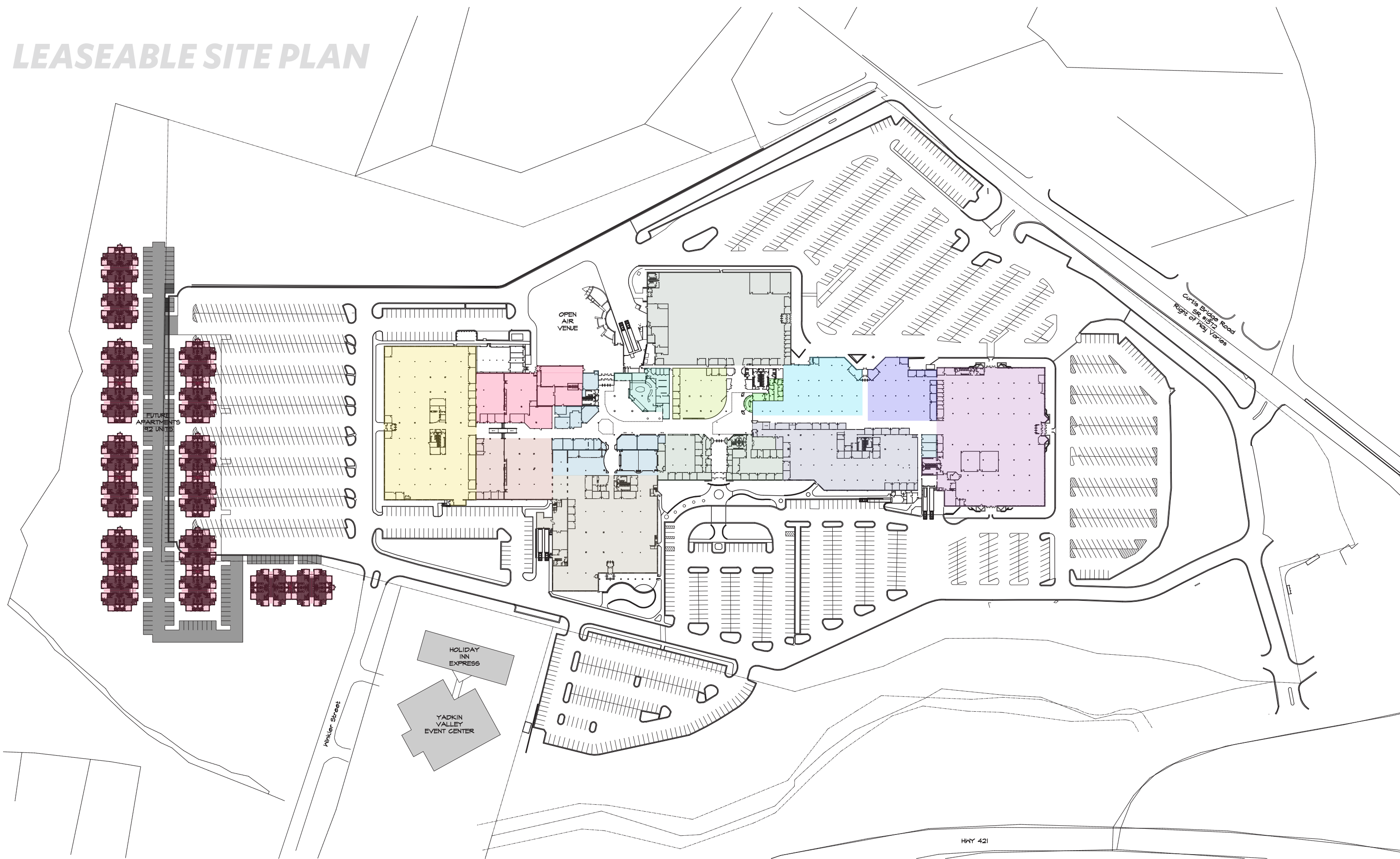
INTERIOR PHOTOS: COFFEE SHOP

LEASEABLE AREA MAP

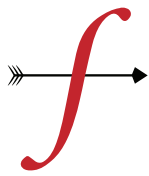


RENTABLE AREA = 361,922SF
COMMON AREA = 58,863
TOTAL AREA = 420,785SF *
*MAIN FLOOR

LEASEABLE SITE PLAN

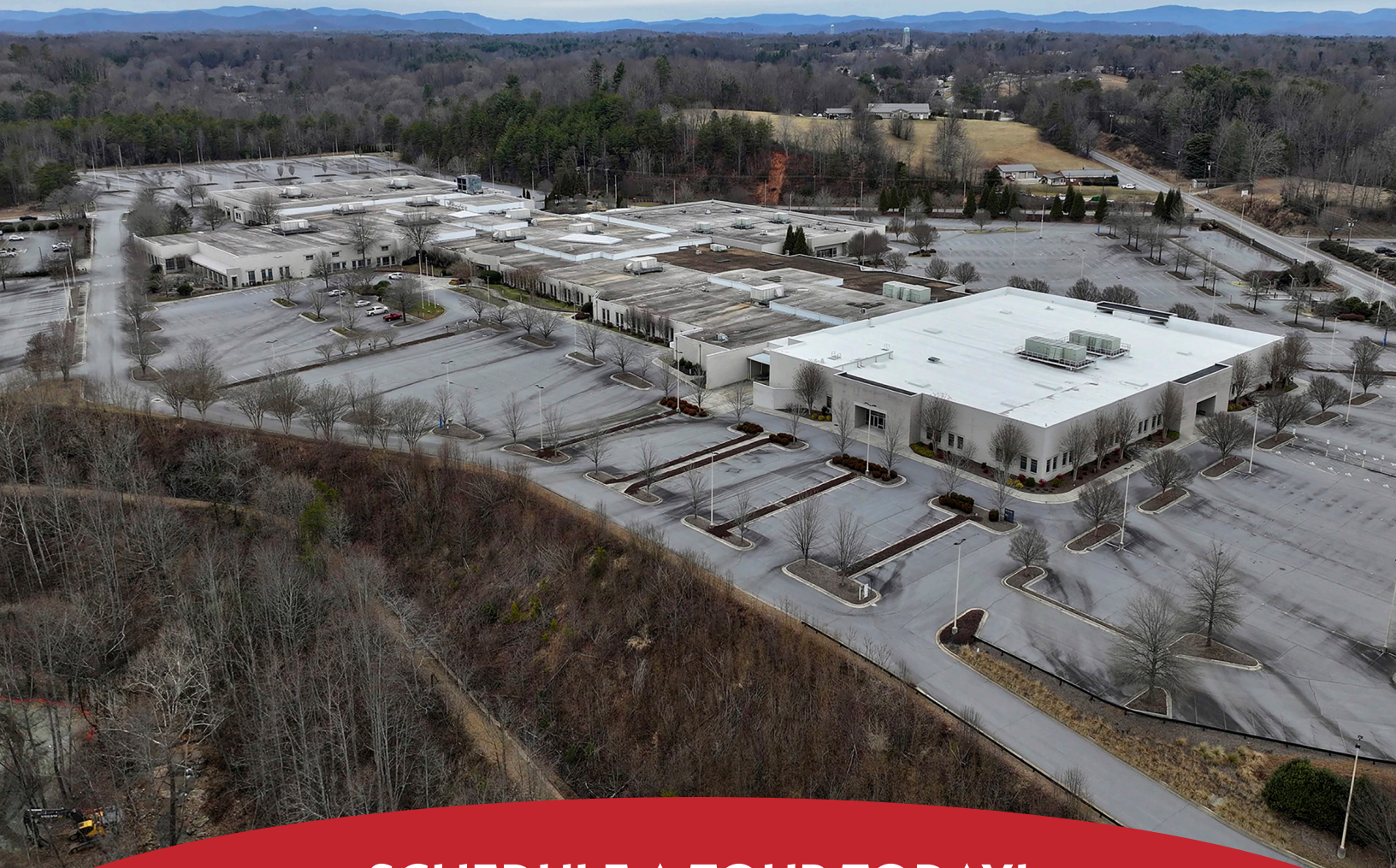


1 SITE PLAN
SCALE: 1" = 80'-0"



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Opportunity Awaits in Wilkes County...



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