

Property Highlights

- For Sale \$6,995,000
- +/- 144,446 SF
- 11.94 Acres
- Built in 1993
- Light Industrial (LI) Zoning

- Six (6) Dock Height Loading Doors
- 28'-40' warehouse ceiling clear height
- EFSR sprinkler system
- Heavy electrical service for production/manufacturing uses
- Fully conditioned warehouse area
- City water and sewer services
- Modern concrete and glass façade construction
- Multiple covered loading positions for vans and box trucks

Bobby Finch Executive Managing Director +1 336 812 3303 bobby.finch@cushwake.com Jason Ofsanko Executive Director +1 336 812 3300 jason.ofsanko@cushwake.com 628 Green Valley Road, Ste. 202 Greensboro, NC 27408 Main +1 336 668 9999 Fax +1 336 668 0888 cushmanwakefield.com

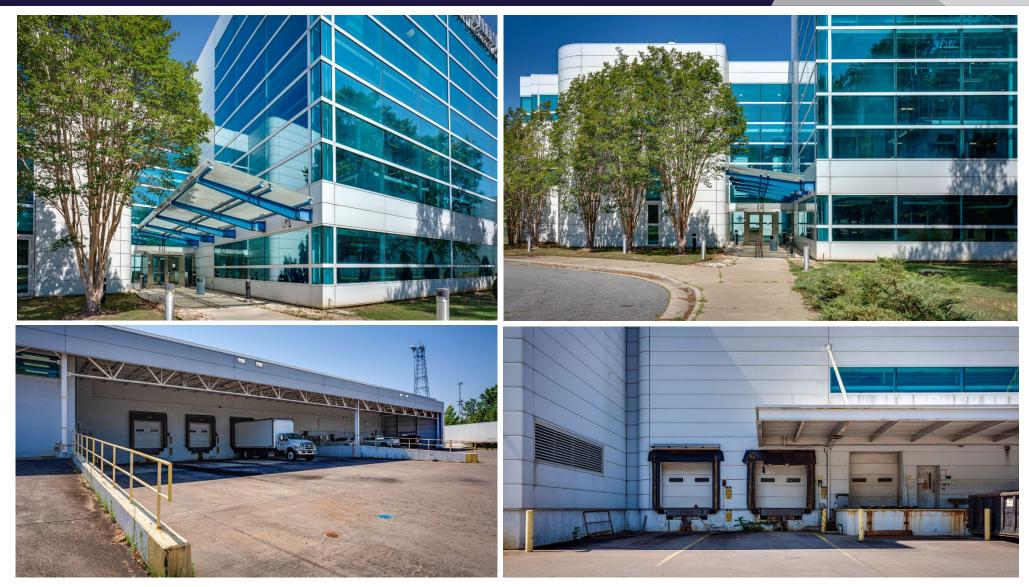


© 2024 Cushman & Wakefield, All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAUME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHORAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR TO RETURE PROPERTY OWNER(S).

AVAILABLE FOR SALE



PROPERTY PHOTOS

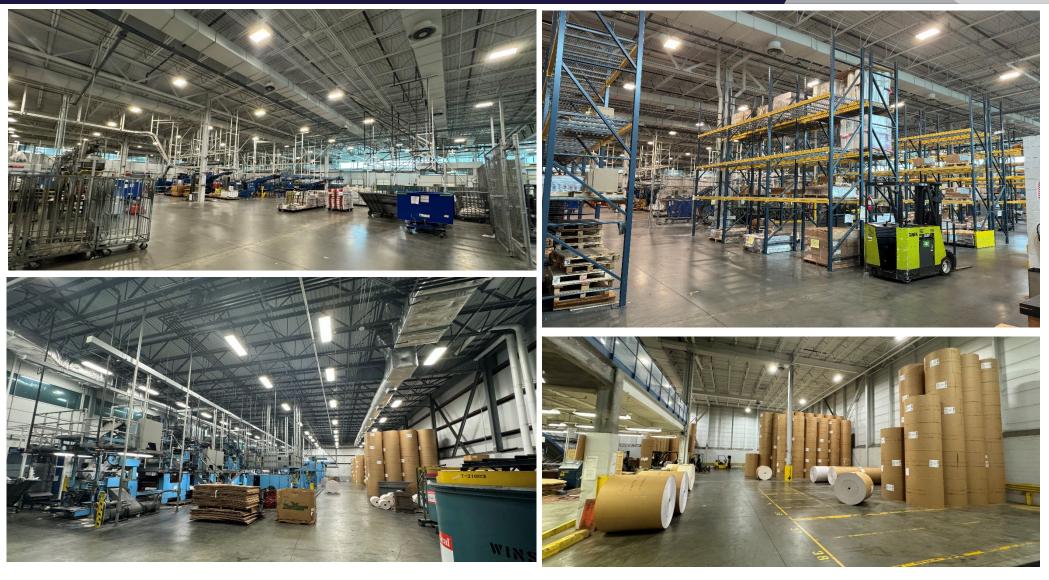


Bobby Finch Executive Managing Director +1 336 812 3303 bobby.finch@cushwake.com Jason Ofsanko Executive Director +1 336 812 3300 jason.ofsanko@cushwake.com 628 Green Valley Road, Ste. 202 Greensboro, NC 27408 Main +1 336 668 9999 Fax +1 336 668 0888 cushmanwakefield.com

©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTY) COR PROPERTY) COR PROPERTY (OR PROPERTY) COR PROPERTY CONTROL OF THE PROPERTY CONTRO



PROPERTY PHOTOS



Bobby Finch Executive Managing Director +1 336 812 3303 bobby.finch@cushwake.com Jason Ofsanko Executive Director +1 336 812 3300 jason.ofsanko@cushwake.com 628 Green Valley Road, Ste. 202 Greensboro, NC 27408 Main +1 336 668 9999 Fax +1 336 668 0888 cushmanwakefield.com

© 2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTY) COR PROPERTY) REFERENCED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHORAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO INCERTINITY AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHORAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHORAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY ERRORMANCE.



PROPERTY PROXIMITY

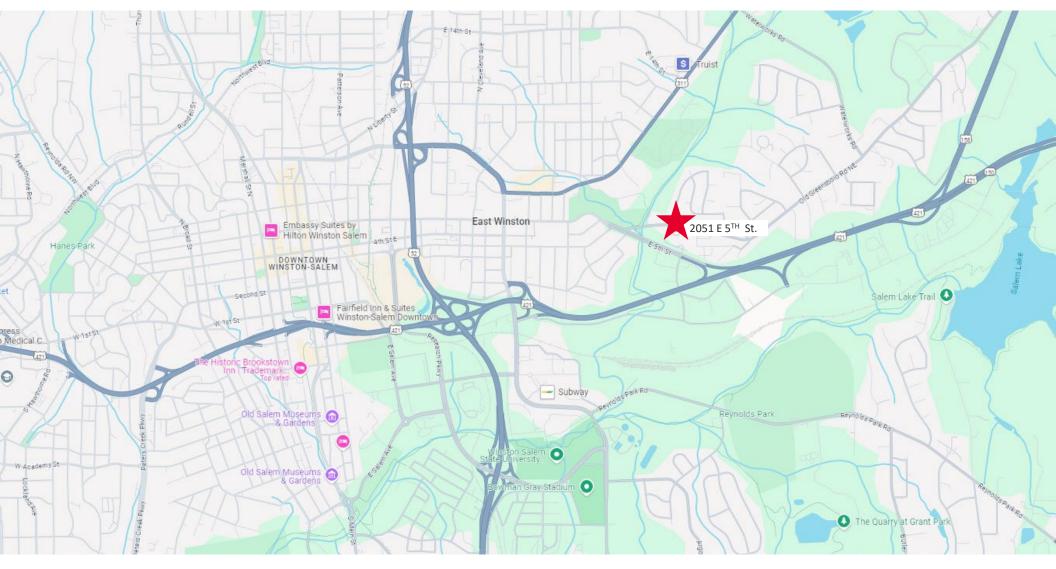


Bobby Finch Executive Managing Director +1 336 812 3303 bobby.finch@cushwake.com Jason Ofsanko Executive Director +1 336 812 3300 jason.ofsanko@cushwake.com 628 Green Valley Road, Ste. 202 Greensboro, NC 27408 Main +1 336 668 9999 Fax +1 336 668 0888 cushmanwakefield.com

©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTY) SREFERENCED HERRIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HERRIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OF RUTURE PROPERTY PERFORMANCE.



PROPERTY MAP



Bobby Finch Executive Managing Director +1 336 812 3303 bobby.finch@cushwake.com Jason Ofsanko Executive Director +1 336 812 3300 jason.ofsanko@cushwake.com

628 Green Valley Road, Ste. 202 Greensboro, NC 27408 Main +1 336 668 9999 Fax +1 336 668 0888 cushmanwakefield.com

© 2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTY) COR PROPERTIES) REFERENCED HEREIN OR AS TO THE CONDITION OF THE PROPERTY (OR PROPERTY CONTROL OF THE PROPER