

19,700 SF
FULLY CONDITIONED INDUSTRIAL SPACE



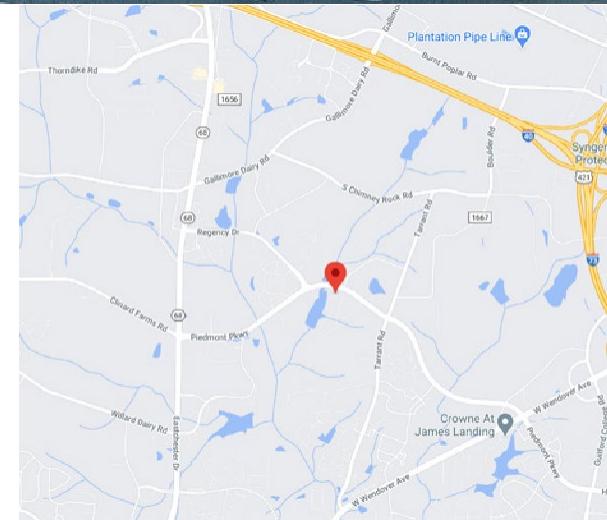
Property Highlights

- **19,700 SF For Lease**
Prominent Site in Piedmont Centre
- +/- 4,000 SF Office
- Fully-Conditioned
- Built in 1995
- +/- 43 Parking Spaces
- One (1) 12' x 14' Drive-in door
- Two (2) 8' x 10' Dock-high doors with edge-of-dock levelers and canopies
- 16' clear height
- 45' x 45' column spacing
- 400 amps, 240/120 volts, 3-phase power
- LED lighting
- Easy access to I-40 and Hwy 68
- New Roof and HVAC - November 2020
- Lease Rate - \$12.00/sf NNN

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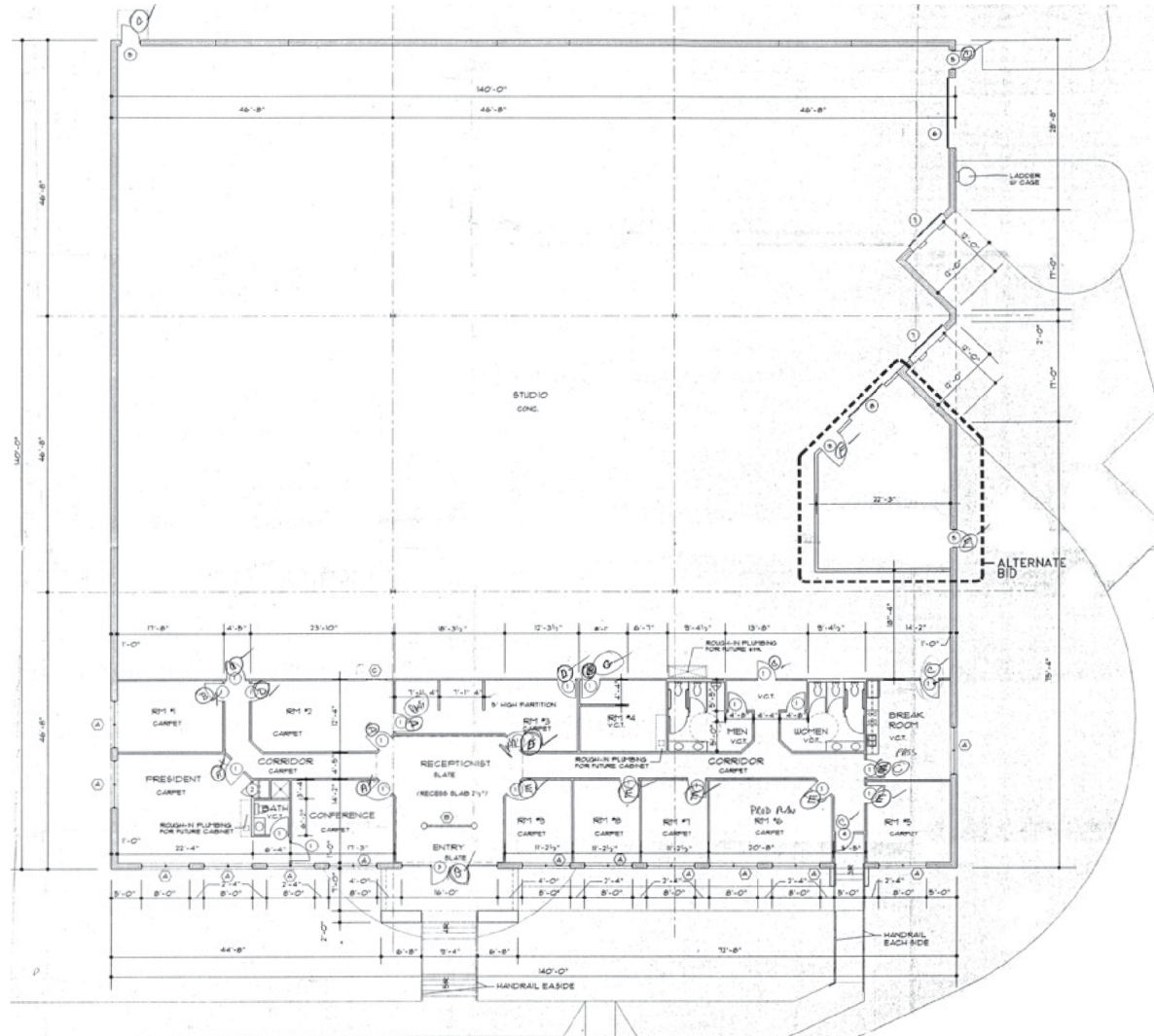


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Floor Plan



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