



19,700 SF FULLY CONDITIONED INDUSTRIAL SPACE

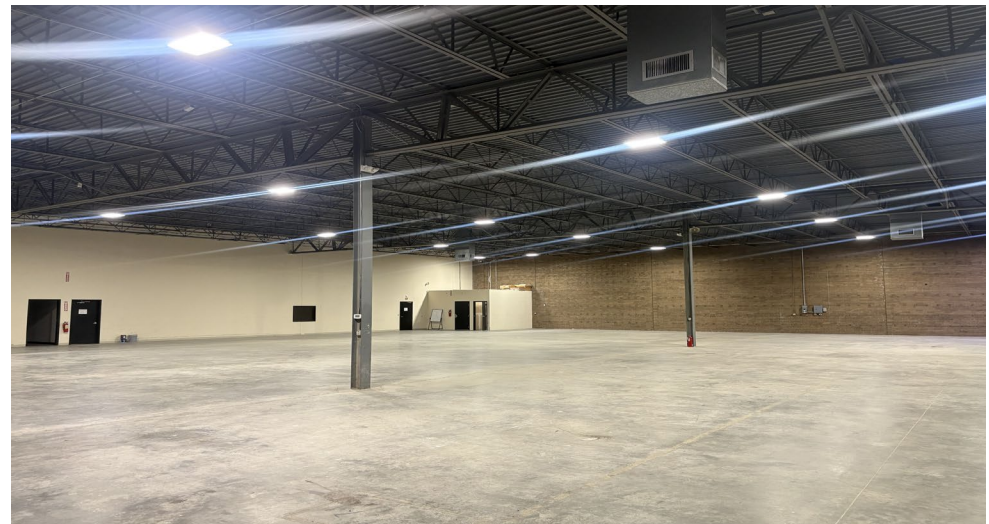
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Property Highlights

- **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 - \$10.50/sf NNN



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Architectural floor plan of a building, likely a school or office, showing various rooms and corridors. The plan includes dimensions, room names, and annotations. Key areas include a large central 'STUDIO CONC.' area, a 'RECEPTIONIST BLATE' area, a 'BATH' area, a 'CONFERENCE' area, a 'MEN' area, a 'WOMEN' area, a 'BREAK ROOM', and several 'CORRIDOR' areas. The plan also shows 'HANDRAIL EASIDE' and 'HANDRAIL EACH SIDE' details. A dashed line indicates an 'ALTERNATE BID' area. The plan is oriented with North at the top.

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