



±62,500 SF

ADDITIONAL PHOTOS

**AVAILABLE
FOR LEASE**



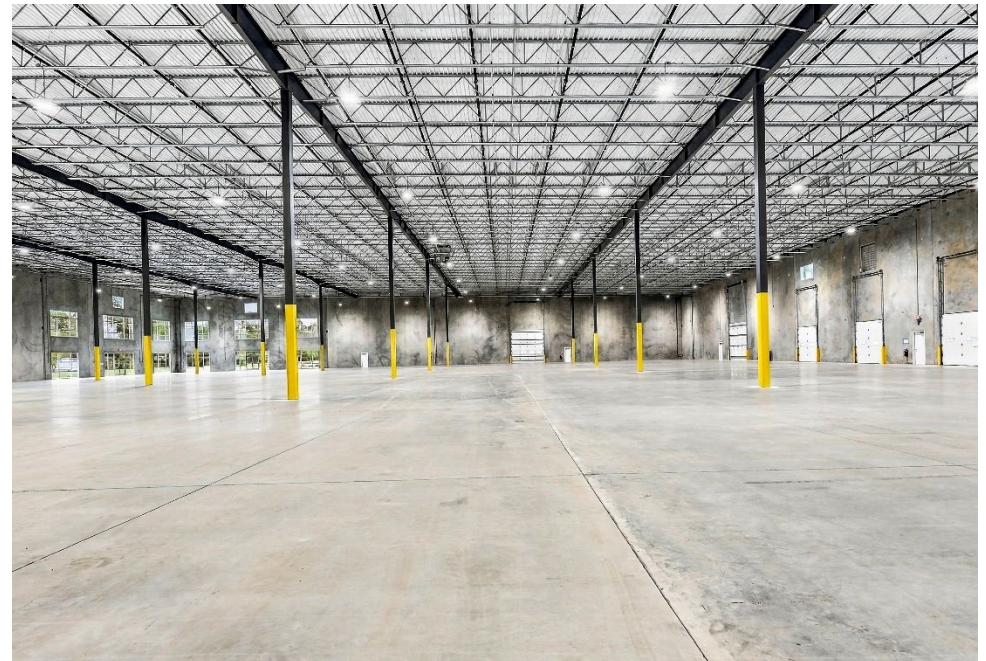
1736 WHITES KENNEL ROAD, BURLINGTON, NC 27215

±62,500 SF SECTION

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PROPERTY INFO

Building SF:	±187,500 SF
Available SF:	±62,500 SF
Warehouse SF:	±62,500 SF
Office SF:	To Tenant's Specs
Clear Height:	32'
Dock Doors:	Six (6) 9'w x 10'h with vision panels and z-guards. Additional knock-out panels.
Drive-In Doors:	Two (2) 12'w x 14'h
Electricity:	800 amps 277/480v
Fire Protection:	ESFR
Year Built:	2025
Wall Material:	8" uninsulated concrete tilt wall
Roofing:	60 mil TPO, R: 20
Slab on Grade:	7" thick, 4,000 psi
Site Concrete:	8" thick on 4" aggregate
Site Asphalt:	7" thick on 6" aggregate (truck) and 4" thick on 6" aggregate (car)
Column Spacing:	50' typical with 60' speed bay and 40' front bay
Car Parking:	57 Spaces
Truck Apron:	60' from back of building
Interior Lighting:	LED
HVAC:	50/50 Makeup Air Units (2) w/ heat
Zoning:	LI -Light Industrial



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SITE PLAN

- DRIVE-INS
- DOCK DOORS

Space	SF
Full Building	±187,500 SF
Occupied	±125,000 SF
Available	±62,500 SF



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CORPORATE NEIGHBORS



FOR MORE INFORMATION, PLEASE CONTACT:

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