





HIGHLIGHTS

17,371 SF facility containing warehouse/distribution office and refrigeration space in the Greensboro/Winston-Salem Industrial Market. The building is fully secured including interior and exterior cameras.

Comes with 4,000 SF of full-height refrigeration (25-30 tons), split between 3 separate drive-in coolers. Refrigerated space is set up with full pallet racking to efficiently utilize all the volume in coolers.

LOCATION

Ideally located in a prominent position affording access onto I-40 within minutes.

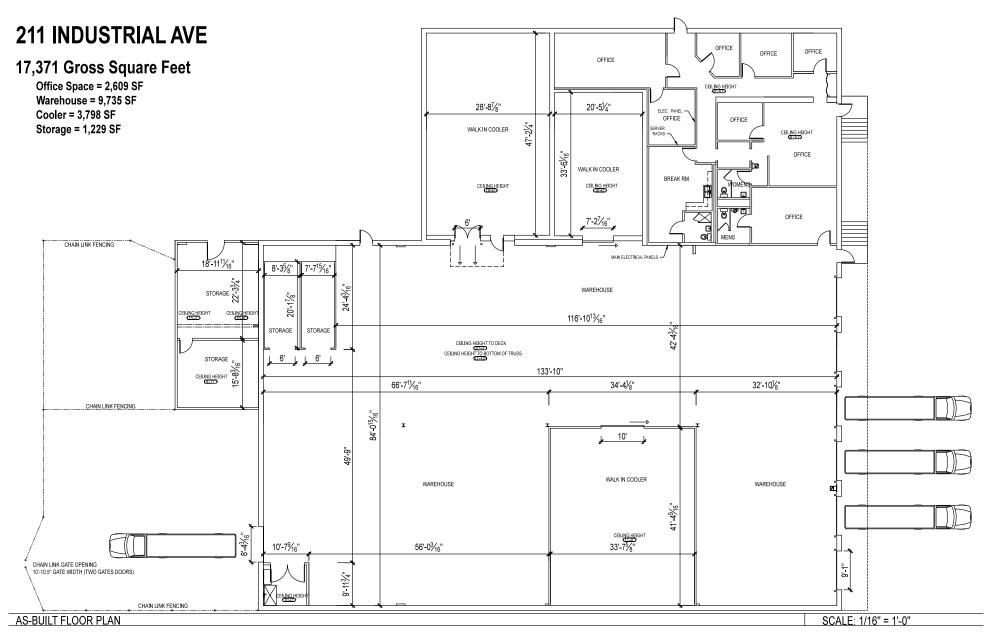
PROPERTY DETAILS

- > 17,371 SF
- > Rent: \$4.95 PSF/NNN
- \rightarrow ± 4,000 SF of refrigeration
- > Built-in pallet racking in all 3 refrigerated areas
- > Full security inside and outside with cameras
- > LED lighting in warehouse

- > Height: 17-10" Clear 20' (underside of deck)
- > 5 Loading docks
- > 1 Full service drive-in door
- Large lot partially fenced and gated
- > Plenty of room for expansion



SITE SURVEY





PROPERTY IMAGES













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DEMOGRAPHICS - 5 MILES











Nashua

MASSACHUSE

CONNECTICUT

NEW YORK

Philadelphia

MARYLAND NEW JERSEY

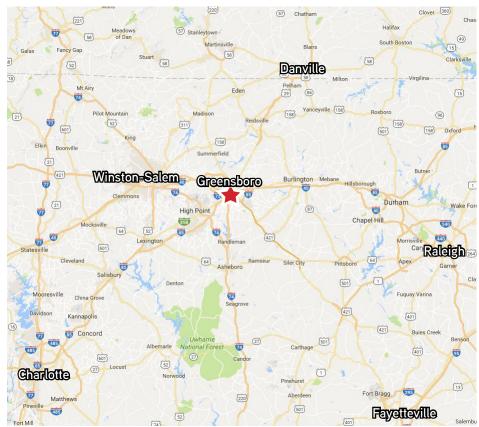
DELAWARE

Columbia

orfolko OVirgini

PENNSYLVANIA

LOCATION MAP



DISTANCE TO: Winston-Salem, NC - 28 miles

Danville, VA - 49 miles

Raleigh, NC - 77 miles

Charlotte, NC - 89 miles

Fayetteville, NC - 92 miles

DISTANCE TO PORTS:

Milwaukee

Elgino Chicago Napervilleo

Bockford

ILLINOIS

Springfield

MISSISSIPPI

Gulfport

Jackson

Grand Rapids

INDIANA

Nashville

TENNESSEE

Huntsville

ALABAMA

Tuscaloosa

Wilmington, NC - 183 miles Morehead City, NC - 226 miles Norfolk, VA - 237 miles Charleston, SC - 282 miles

DISTANCE TO AIRPORTS:

Hamilton

Pittsburgh

George Washington National Forest Roanoke VIRGINIA

CAROLIN Charlotto miles

200 miles

300 miles

Chatham-Kent

WEST VIRGIN

eveland

OHIO

Columbus

Cincinnati

Atlanta

Columbus Albany

Dothar

GEORGIA

Jacksonville

Gainesville

Piedmont Triad - 15 miles Smith Reynolds Airport - 30 miles Raleigh Durham Int'l - 66 miles Charlotte Douglas Int'l - 94 miles

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