

100 DON TRUPELL LN

THOMASVILLE, NC | FOR LEASE

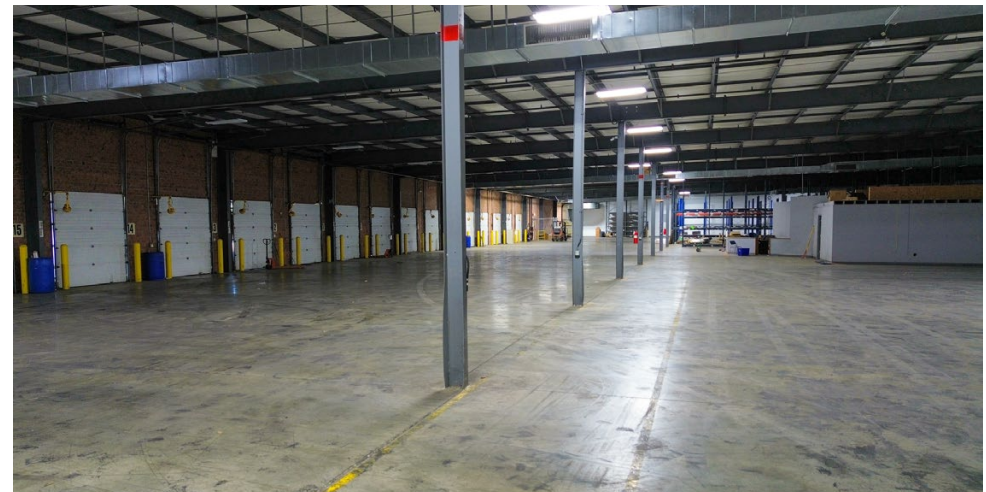


NAI Piedmont Triad
Commercial Real Estate Services, World Wide

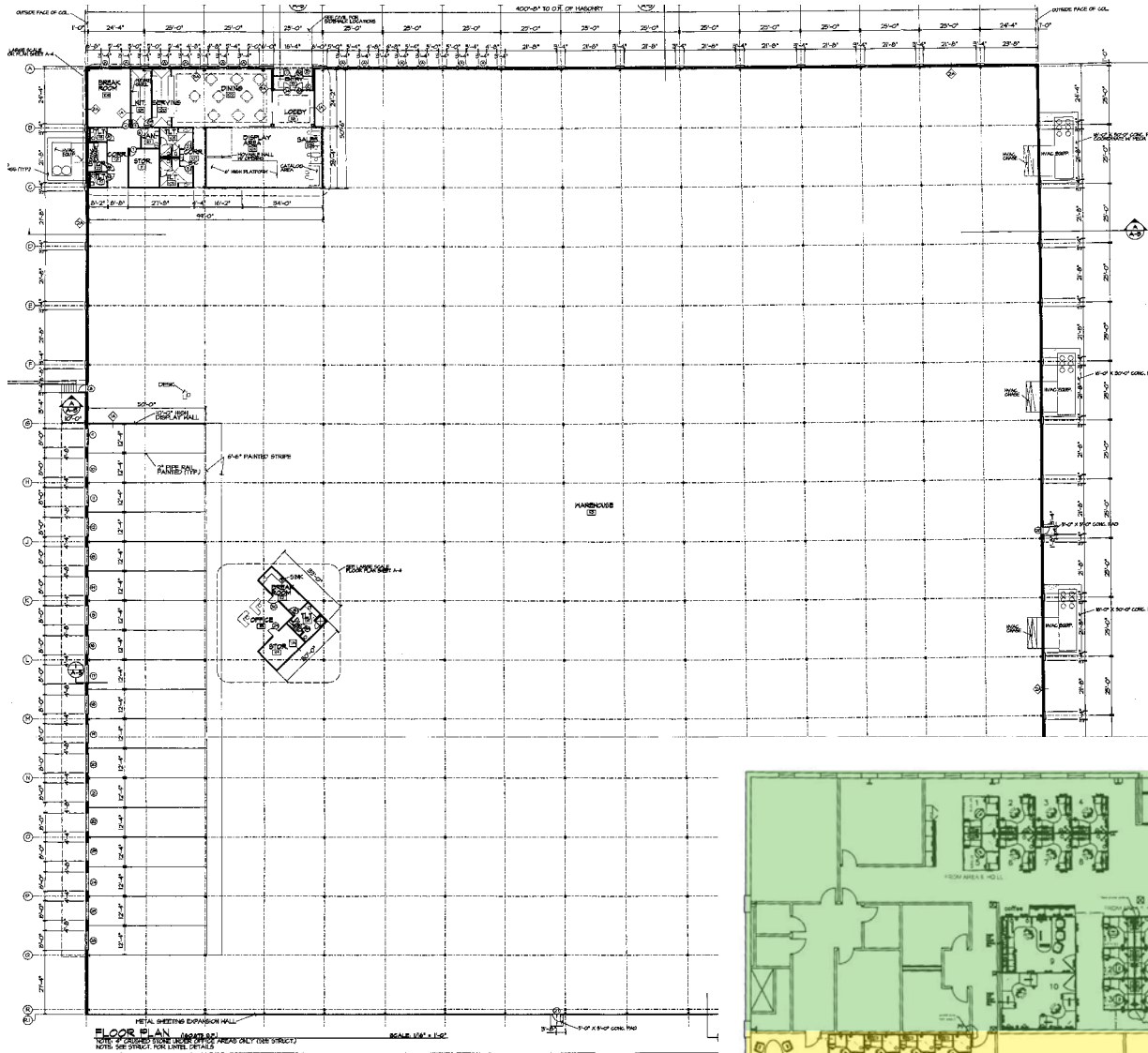
160,000+/- SF ON 18.29+/- ACRES

PROPERTY *information*

Building	160,000 +/- SF on a total of 18.296 +/- acres Fully Conditioned
Main Office	4,850 SF
Production Area	10,150 SF with 11'9" Clear Height (Currently built out as Office but can be reverted to Warehouse)
Shipping & Receiving	1,036 SF
Data Room	7,500 SF
Potential Building Expansion of +/- 90,000 SF* OR Expanded to accommodate up to approximately 52 Trailer Drops* <i>*Not included in current lease rate.</i>	
Location	Thomasville Business Park
Zoning	Light Industrial (M1)
Age	Built 1999
Roof	Standing seam metal
Clear Height	15'-20'
Lighting	Motion activated LED lighting
Dock Doors	18 dock high, 1 drive in
Power	Duke Energy 12 KV Distribution Circuit 1500 KVA Transformer serving multiple 2000-amp switch gear
HVAC	Approx. 295 tons of HVAC
Sprinklers	Wet System
Parking	Plenty of Surface Parking
Additional	Infrastructure for Disaster Recovery facility (back-up generator and secure data room)

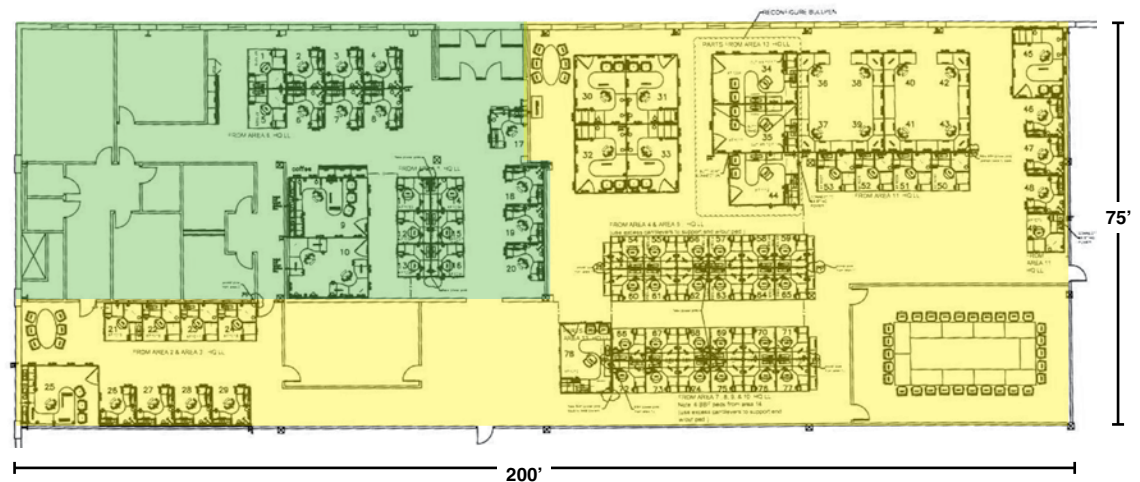


FLOORplan



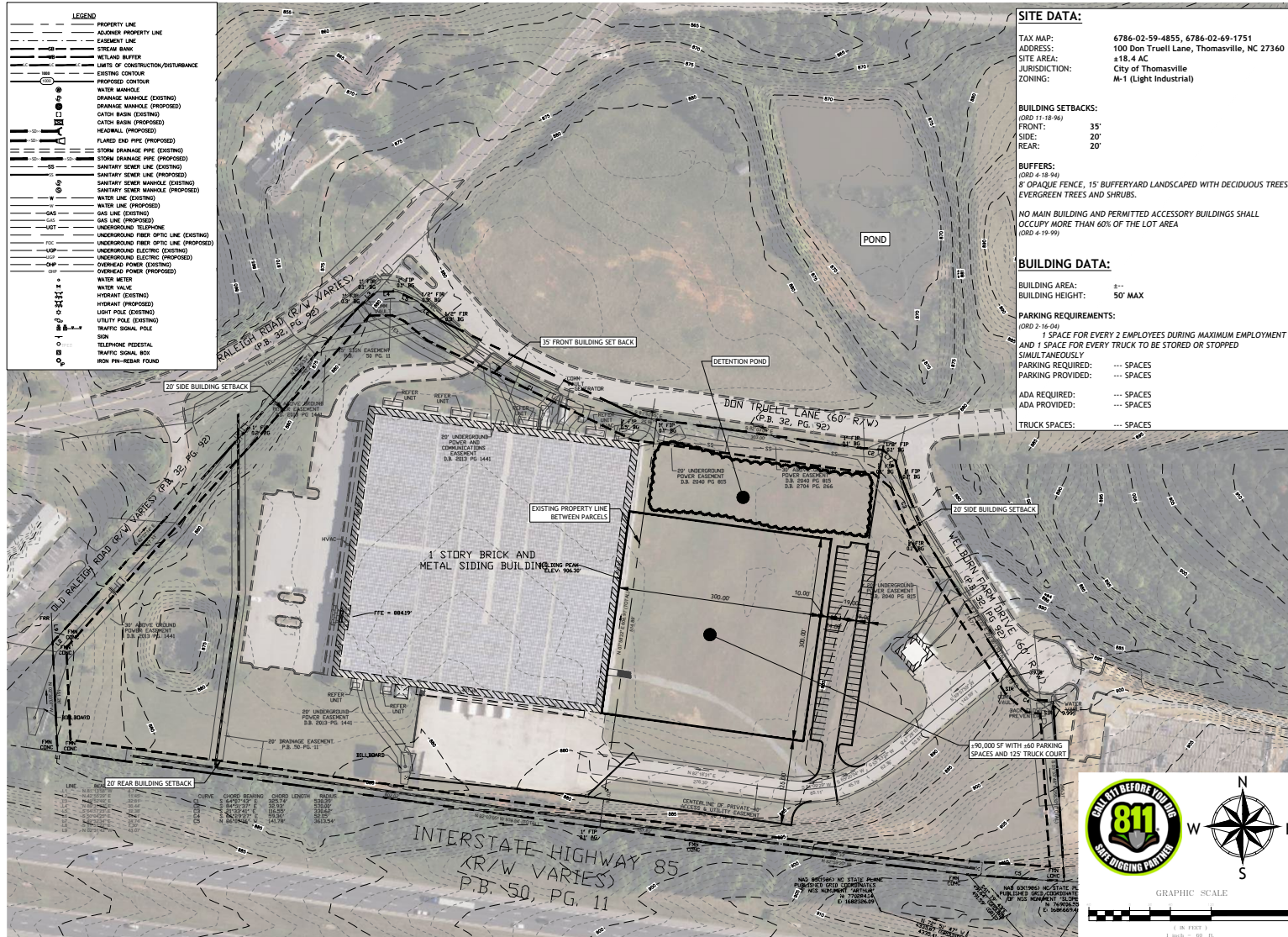
- Main Office
+/- 4,850 SF
- Office/Production Area
+/- 10,150 SF

Detailed Office Area



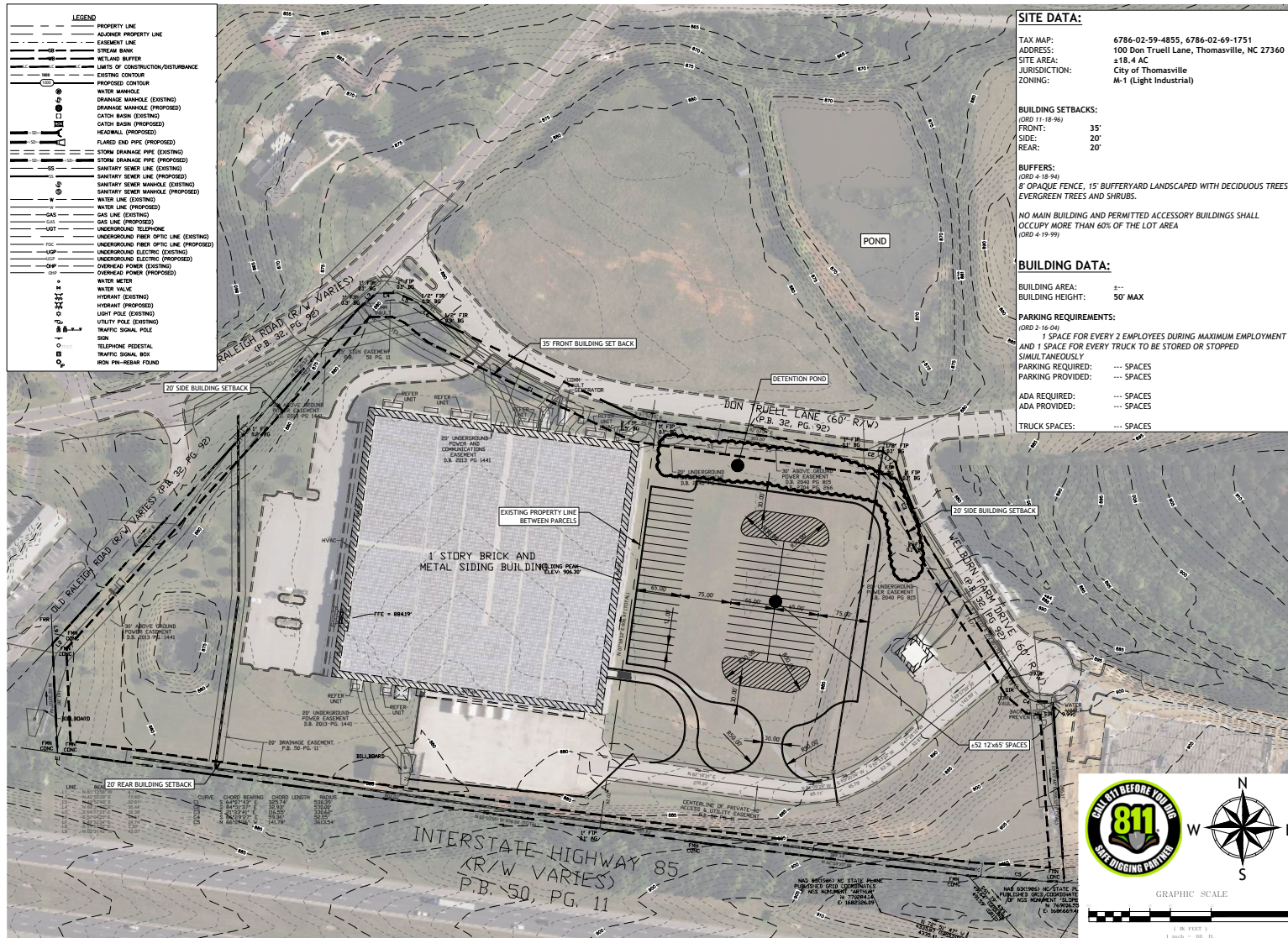
EXPANSION *plan*

BUILDING



EXPANSION *plan*

TRAILER PARKING



THIS DRAWING AND ASSOCIATED .DWG FILES ARE THE PROPERTY OF BLUEWATER CIVIL DESIGN, LLC AND SHALL NOT BE MODIFIED, USED, OR REPRODUCED IN ANY WAY OTHER THAN AUTHORIZED IN WRITING. © 2025 BLUEWATER CIVIL DESIGN, LLC

REGIONAL *map*



**BROKERAGE
DEVELOPMENT
INVESTMENTS**



FOR MORE INFORMATION, CONTACT:



CHRIS LOWE, CCIM, SIOR
SHAREHOLDER & BROKER
336.358.3235
clowe@naipt.com



BOB LEWIS, CCIM, SIOR
SHAREHOLDER & BROKER
336.584.9033
blewis@naipt.com



BANKS HANDY
BROKER
336.398.3462
bhandy@naipt.com