

# ALAMANCE RIDGE II

AT NC COMMERCE PARK  
INDUSTRIAL / DISTRIBUTION BUILDING



FOR LEASE

**297,675 SF**

2130 KIMREY ROAD, GRAHAM, NC 27302



CUSHMAN &  
WAKEFIELD



NORTH CAROLINA  
COMMERCE PARK  
Connect Globally

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2130 KIMREY ROAD, GRAHAM, NC 27302

## Property Features

Building Size:	297,675 SF
Office Space (SF):	1,690 SF (To be constructed — see permits section below)
Clear Height:	32' between staging bays
Age:	New precast construction
Site:	±36 acres with direct access to Kimrey Road and Governor Scott Farm Road
Building Dimensions:	612.5' x 485.92'
Column Spacing:	49' 3" x 54' 0" and 60' 0" x 54' 0" staging bays
Floor Specifications:	6" concrete (4,000 PSI) with wire mesh reinforcement
Dock Doors:	55
Drive-In Doors:	Two (2) - 12' x 14'
Truck Court Depth:	130'
Trailer Parking:	36 (Expandable to 68+)
Employee Parking:	60 parking spaces (Expandable to 300+ parking spaces)
Electrical:	1200 AMP 3 phase 4 wire 277/480 volt - to be modified as required
Lights:	LED fixtures with occupancy sensors (30 foot candles for bulk distribution)
HVAC:	Cambridge heating and ventilation units and wall-mounted exhaust fans & louvres
Fire Suppression:	ESFR
Water/Sewer:	City of Graham
Natural Gas:	Public Service of NC
Electricity:	Duke Energy
Office Space Permits:	Fully permitted including MEP design and ready for upfit



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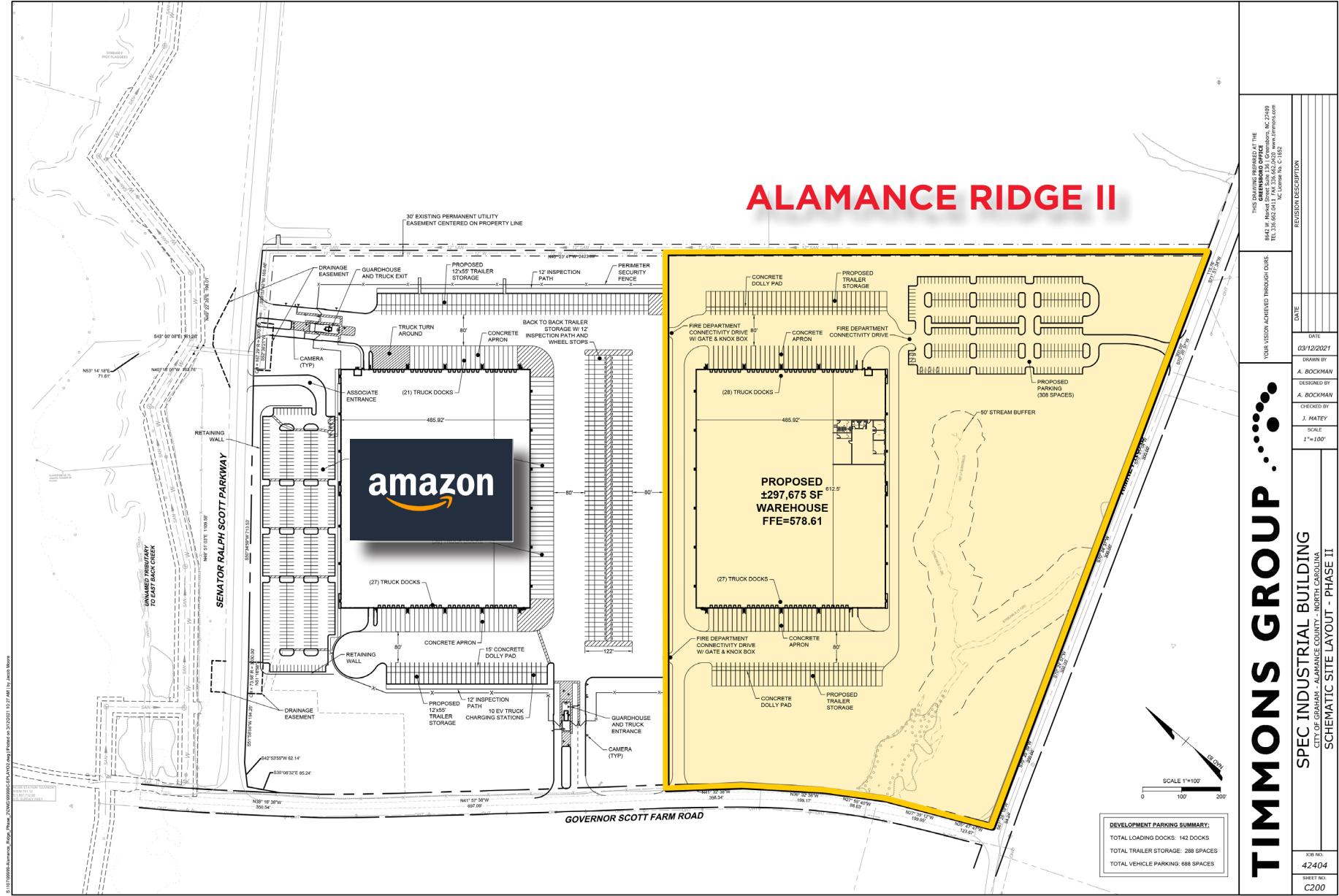
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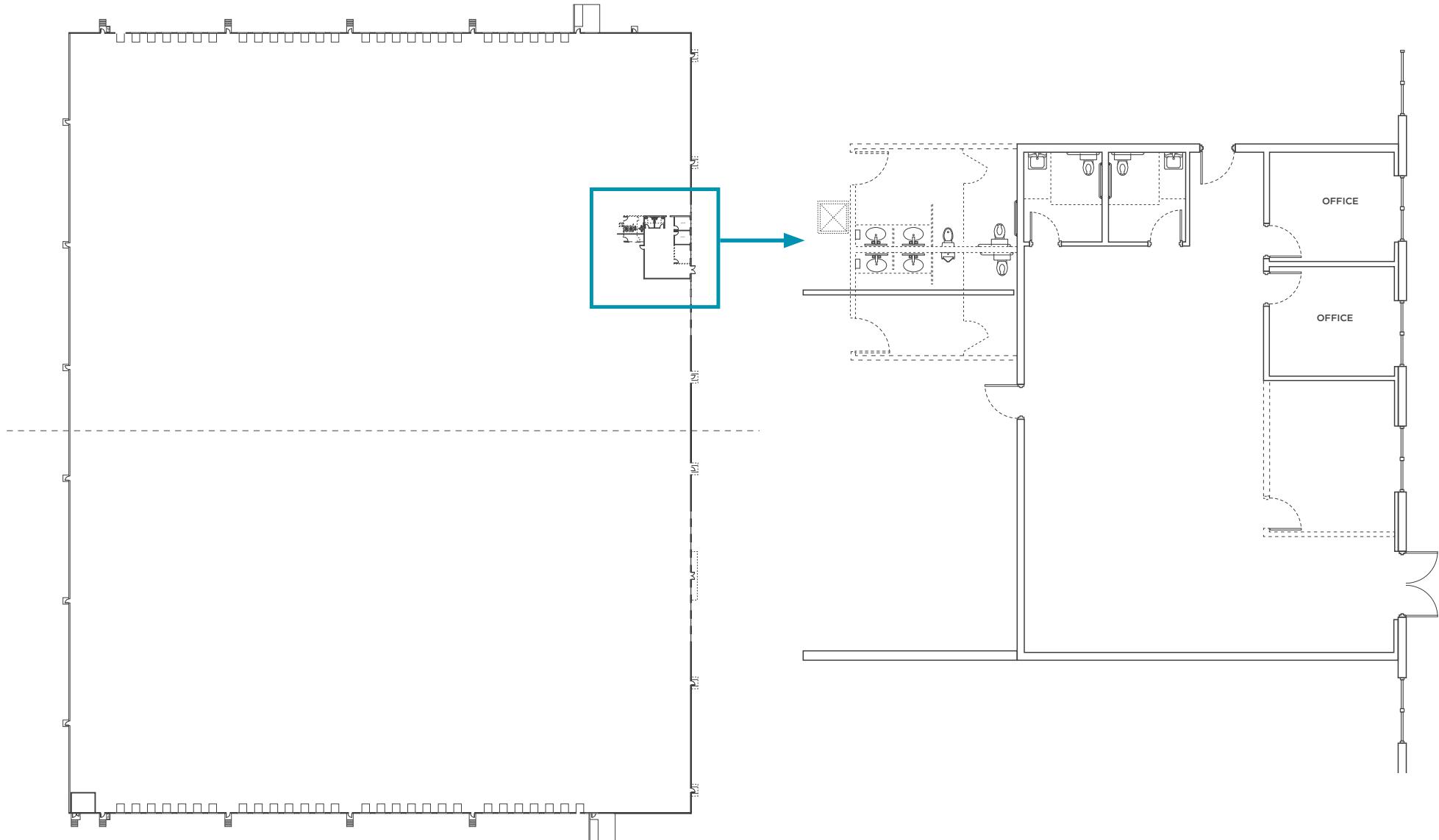


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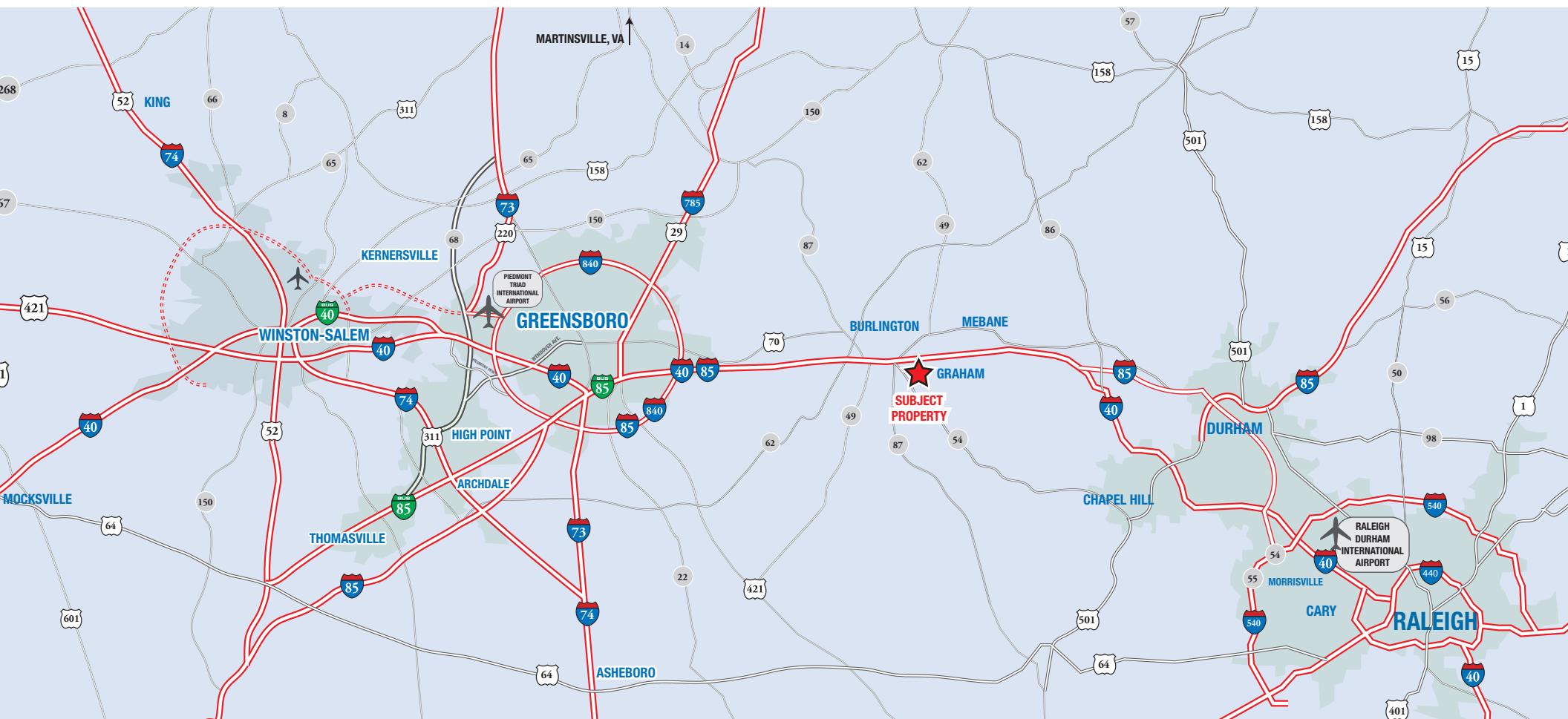
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**297,675 SF**



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