

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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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 & louvers
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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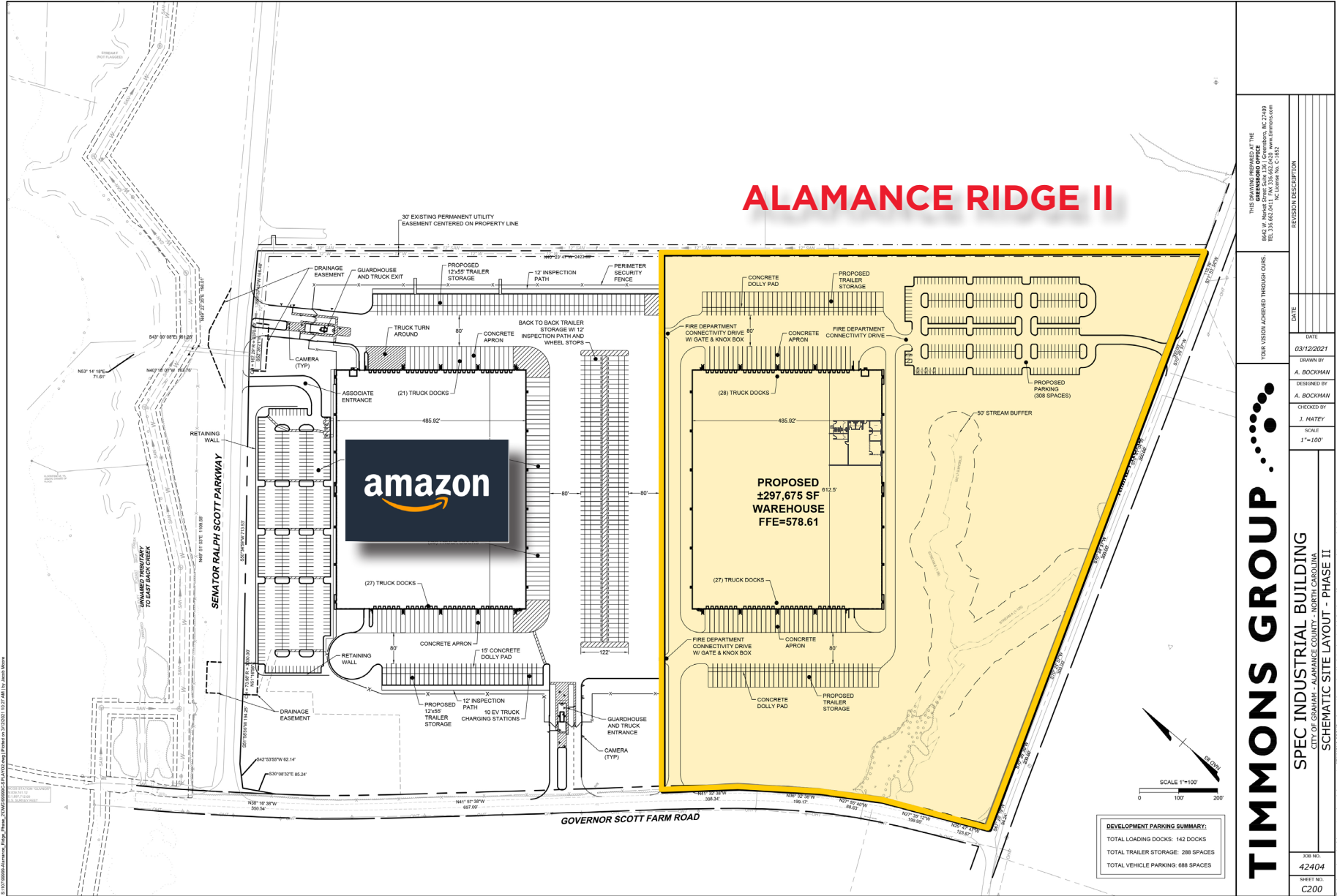
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TIMMONS GROUP

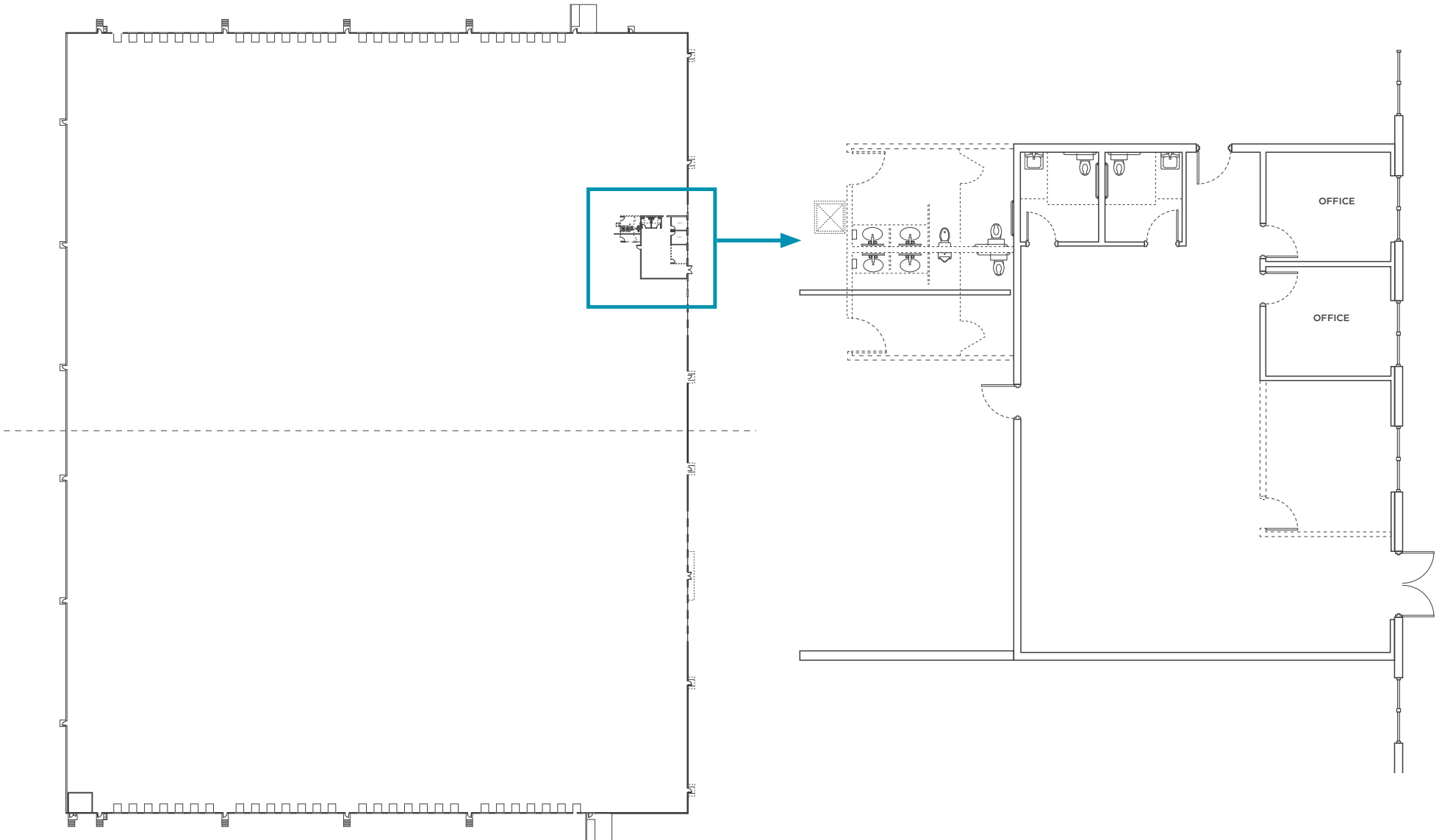
THIS DRAWING PREPARED AT THE GRAHAM OFFICE 8442 W. Market E. P.O. Box 336-0403 TEL 336.662.0411 FAX 336.662.0403 www.timmons.com Graham, NC 27302	
YOUR VISION ACHIEVED THROUGH OURS.	
DATE	03/12/2021
DRAWN BY	A. BOCKMAN
DESIGNED BY	A. BOCKMAN
CHECKED BY	J. MATEY
SCALE	1"=100'
SPEC INDUSTRIAL BUILDING CITY OF GRAHAM - ALAMANCE COUNTY - NORTH CAROLINA SCHEMATIC SITE LAYOUT - PHASE II	
SHEET NO.	42404
SHEET NO.	C200

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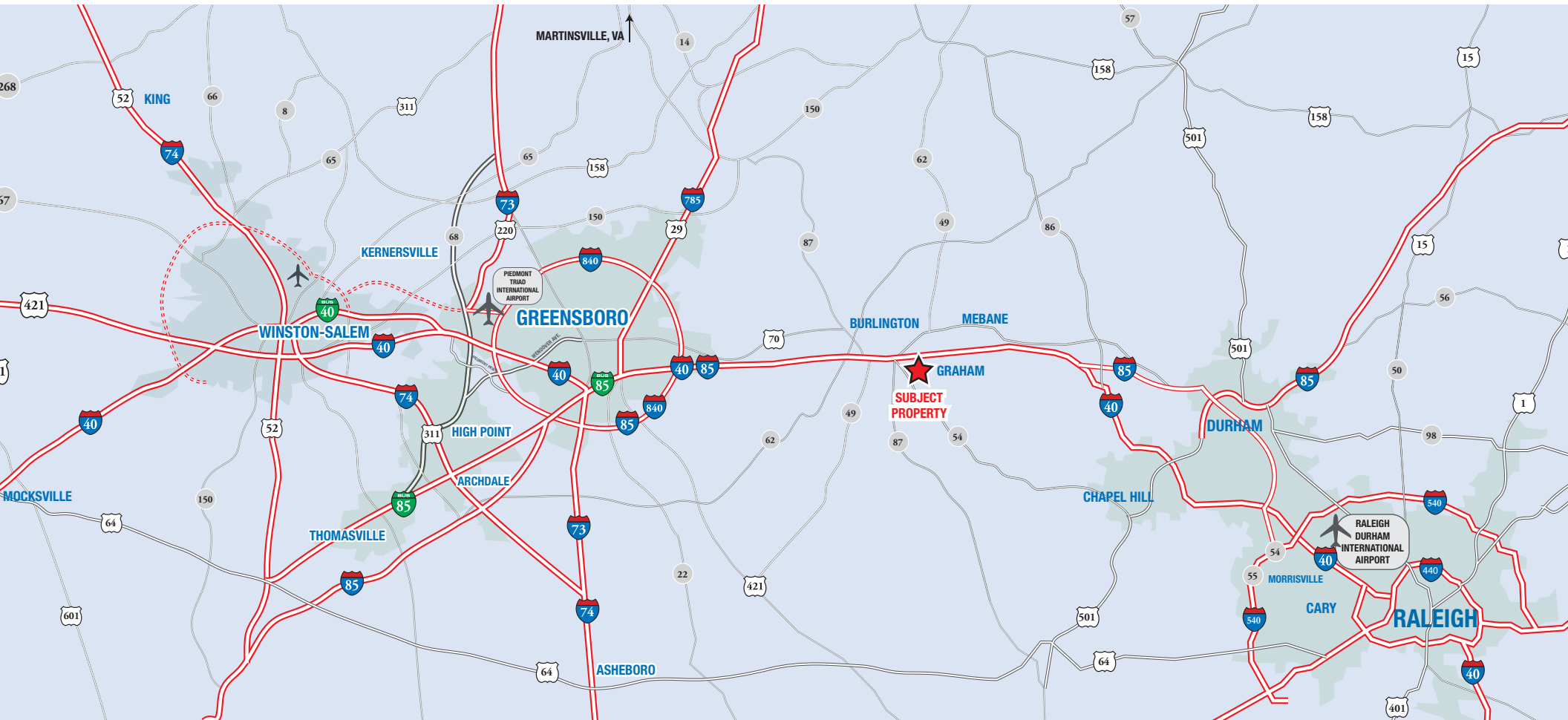
AVAILABLE
297,675 SF



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FOR MORE INFORMATION, CONTACT:

TOM TOWNES, SIOR, CCIM
Managing Director
+1 336 812 3302
tom.townes@cushwake.com

RYAN CONBOY, SIOR
Senior Director
+1 336 821 3832
ryan.conboy@cushwake.com

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