

FOR LEASE

533 N Park Avenue
Burlington, NC 27217

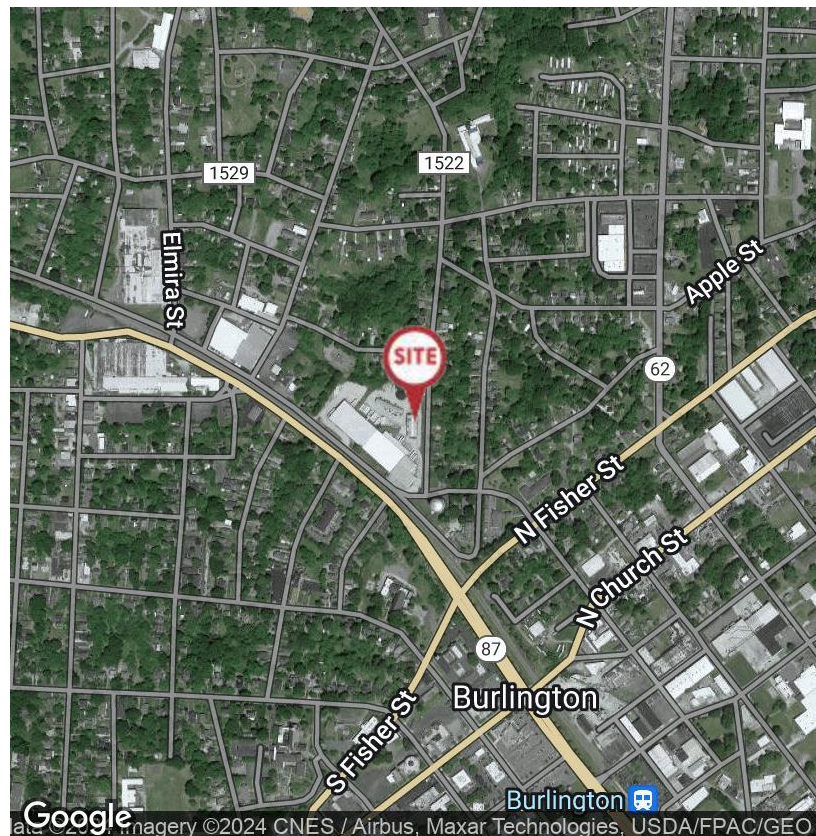
NAI Piedmont Triad

\$4.95 SF/YR (NNN)
Lease Rate for Entire Space



Industrial | 35,760 SF

- Total Space: 35,760 SF
- Office Space: 4,290 SF
- Warehouse Space: 31,470 SF
- 5 – Covered Dock Positions with Levelers
- Column Spacing: 25 x 50
- Clearance Height at Eaves is 17'
- Clearance at the Apex is 23'
- Standard Dry Sprinkler System with Pump
- LED Lighting
- 2-3 Year Term is Preferred



✉ Bob Lewis, CCIM SIOR ✉ Chris Lowe, CCIM, SIOR
336 584 9033 336 358 3235
blewis@naipt.com clowe@naipt.com

No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals. No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein As Any To Be Implied.

NAI Piedmont Triad

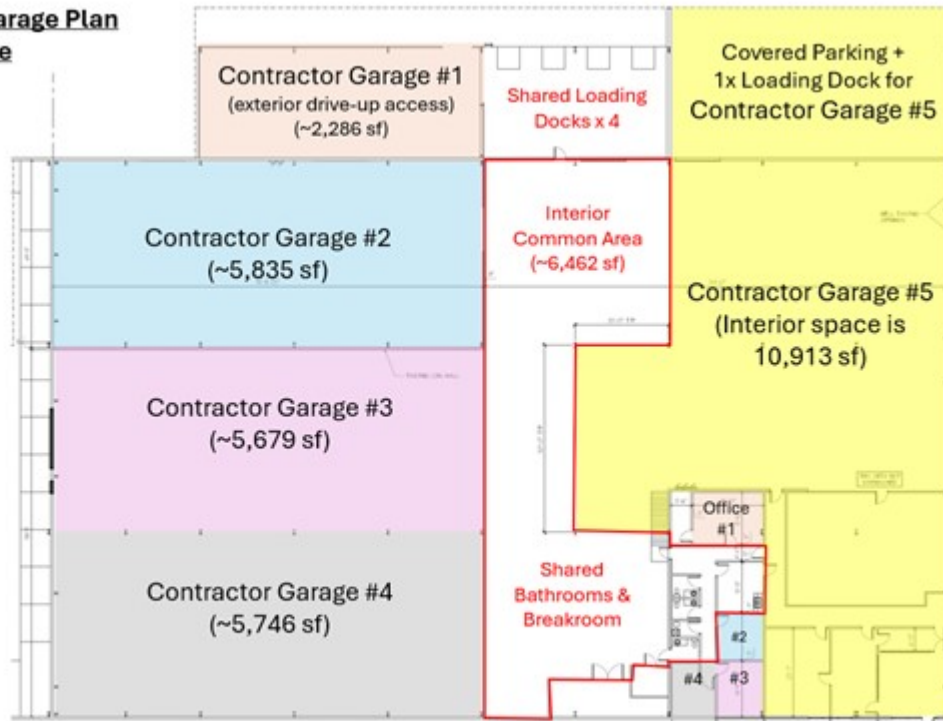
FOR LEASE

533 N Park Ave
Burlington, NC 27217

NAIPiedmont Triad

- Landlord will sub-divide the space into smaller suites (as small as 2500 SF)
 - Each unit would share the common loading docks and bathrooms
 - Each unit would have a small office
 - Units #1 and #2 already exist as demising walls are in place
- For additional Units, Landlord would build the demising walls with Tenant interest
 - **CALL FOR PRICING**

Contractor Garage Plan 533 N Park Ave



✉ **Bob Lewis, CCIM SIOR**
+1 336 584 9033
blewis@naipt.com

✉ **Chris Lowe, CCIM, SIOR**
+1 336 358 3235
clowe@naipt.com

No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals. No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein As Any To Be Implied.

NAIPiedmont Triad

FOR LEASE

533 N Park Avenue
Burlington, NC 27217



✉ **Bob Lewis, CCIM SIOR**
+1 336 584 9033
blewis@naipt.com

✉ **Chris Lowe, CCIM, SIOR**
+1 336 358 3235
clowe@naipt.com

No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals. No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein As Any To Be Implied.

NAIPiedmont Triad

FOR LEASE

533 N Park Avenue
Burlington, NC 27217

NAIPiedmont Triad



✉ **Bob Lewis, CCIM SIOR** ✉ **Chris Lowe, CCIM, SIOR**
+1 336 584 9033 +1 336 358 3235
blewis@naipt.com clowe@naipt.com

No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals. No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein As Any To Be Implied.

NAIPiedmont Triad

FOR LEASE

533 N Park Avenue
Burlington, NC 27217



✉ **Bob Lewis, CCIM SIOR** ✉ **Chris Lowe, CCIM, SIOR**
+1 336 584 9033 +1 336 358 3235
blewis@napt.com clowe@napt.com

No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals. No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein As Any To Be Implied.

NAI Piedmont Triad

FOR LEASE

533 N Park Avenue
Burlington, NC 27217

NAIPiedmont Triad



✉ **Bob Lewis, CCIM SIOR**
+1 336 584 9033
blewis@napt.com

✉ **Chris Lowe, CCIM, SIOR**
+1 336 358 3235
clowe@napt.com

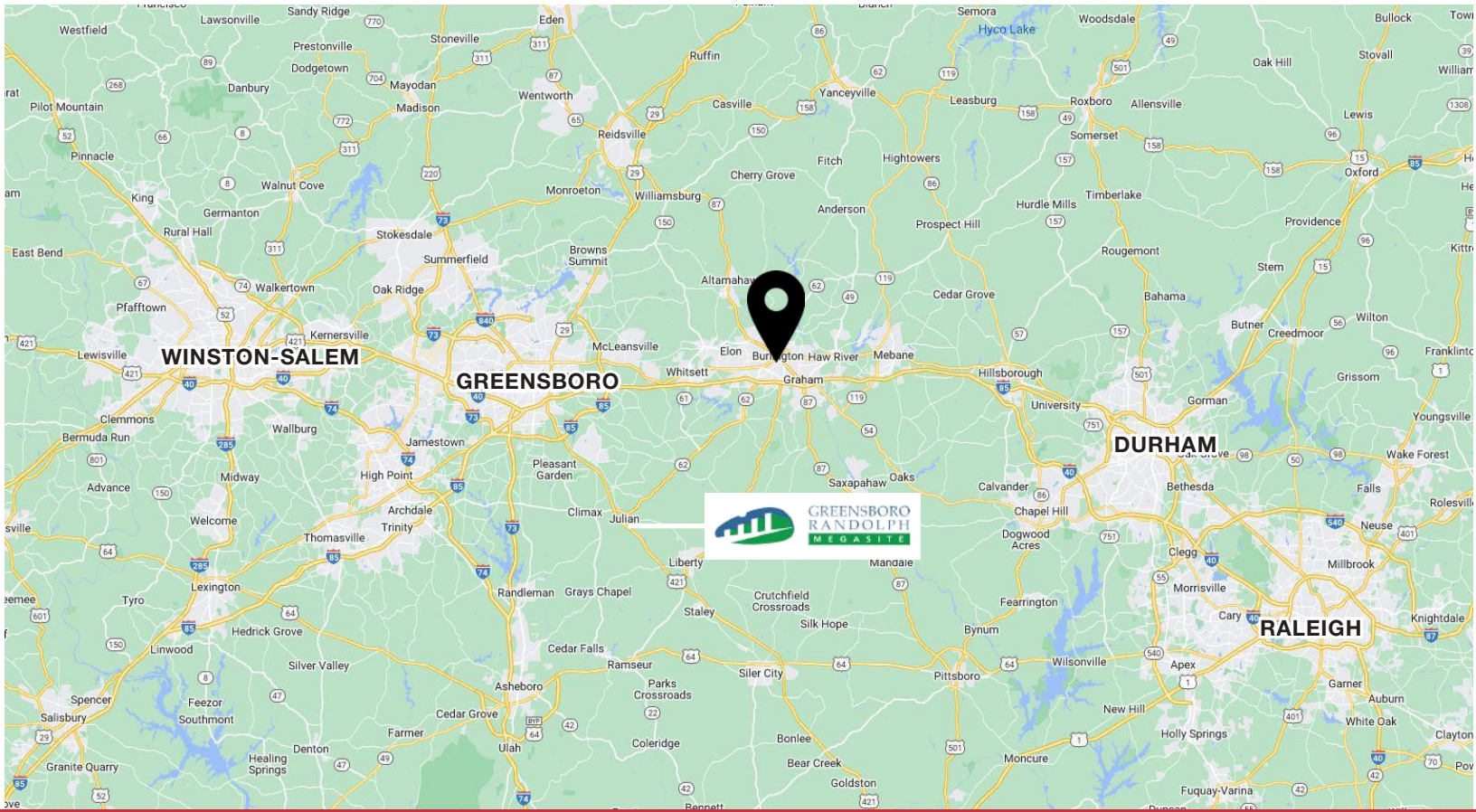
No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals. No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein As Any To Be Implied.

NAIPiedmont Triad



AVAILABLE

35,760 SF - 23' Clear Height - Dry Sprinkler System - Built in 1972 - I-3 Zoning



✉ **Bob Lewis, CCIM SIOR**
336 584 9033
blewis@naipt.com

✉ **Chris Lowe, CCIM, SIOR**
336 358 3235
clowe@naipt.com

No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals. No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein As Any To Be Implied.

NAI Piedmont Triad