

Reduced Rate



- +/- 24,000sf warehouse less than one half mile from I-85 at exit 35 (Hwy. 86 Piedmont).
- Half built in 2011 with 20' eave height, half built in 2017 with 27' eave height, 6" slab.
- Front loading with **three docks**, 2 edge of dock levelers and 1 hydraulic pit leveler, 1 GLD.
- New LED lighting, skylights, suspended gas heat, fully sprinklered-ordinary hazard.
- Two restrooms. Currently no office, however LL will consider additions.
- 200Amp 120/208 3Ph power.
- Shipping and receiving area (approx. 2400sf) has air conditioning, though not enclosed.
- Racking and 3 Toyota forklifts are owned by the current tenant and can be purchased separately.

• **Lease Rate: \$8.25sf NNN** (\$1.52sf)

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