

FOR SUBLEASE

113 Sunrise Center Dr, Thomasville, NC



Contact Us

Don Moss SIOR CCIM
Executive Vice President
+1 704 409 2372
don.moss@colliers.com

JD Allen
Senior Associate
+1 704 409 2368
jd.allen@colliers.com

300 West Summit
Suite 200
Charlotte, NC 28203
P: +1 704 409 9933
colliers.com/charlotte



PROPERTY HIGHLIGHTS

Address 113 Sunrise Center Dr,
Thomasville, NC

Building Size ±51,000 SF

Clear Height 12'7" - 15'4"

Loading Cross Dock
(7) Dock Doors
(1) Drive-In Doors

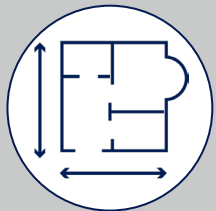
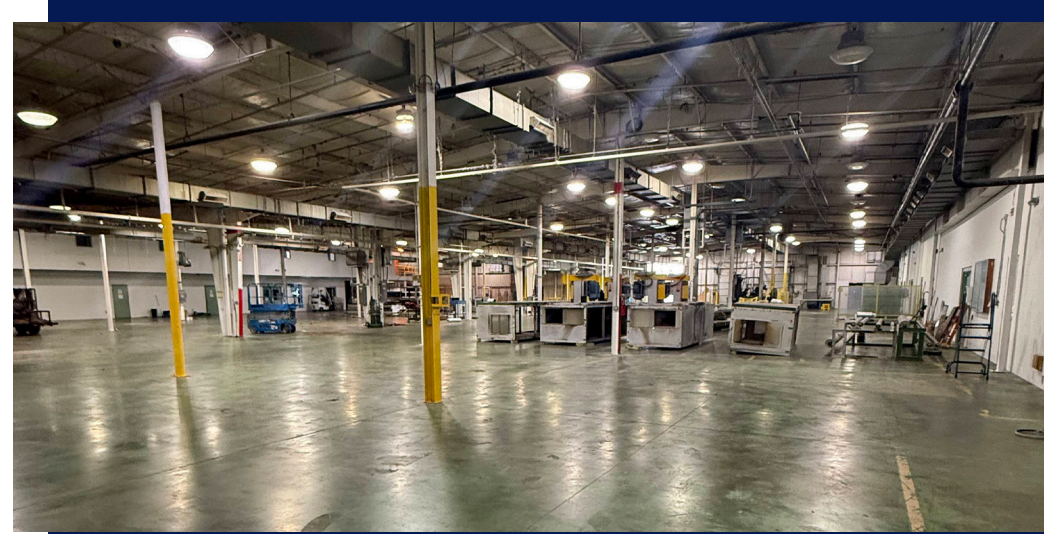
Sprinkler Wet System

Column Spacing 24'5" x 27'8"

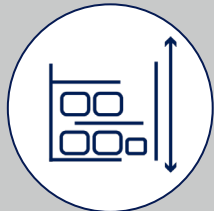
Power (2) 1200 Amp, 480 Volt, 3 Phase
4 Wire Main Switch gears

Sublease 1/1/2033

Pricing Call for Pricing



±51,000
AVAILABLE

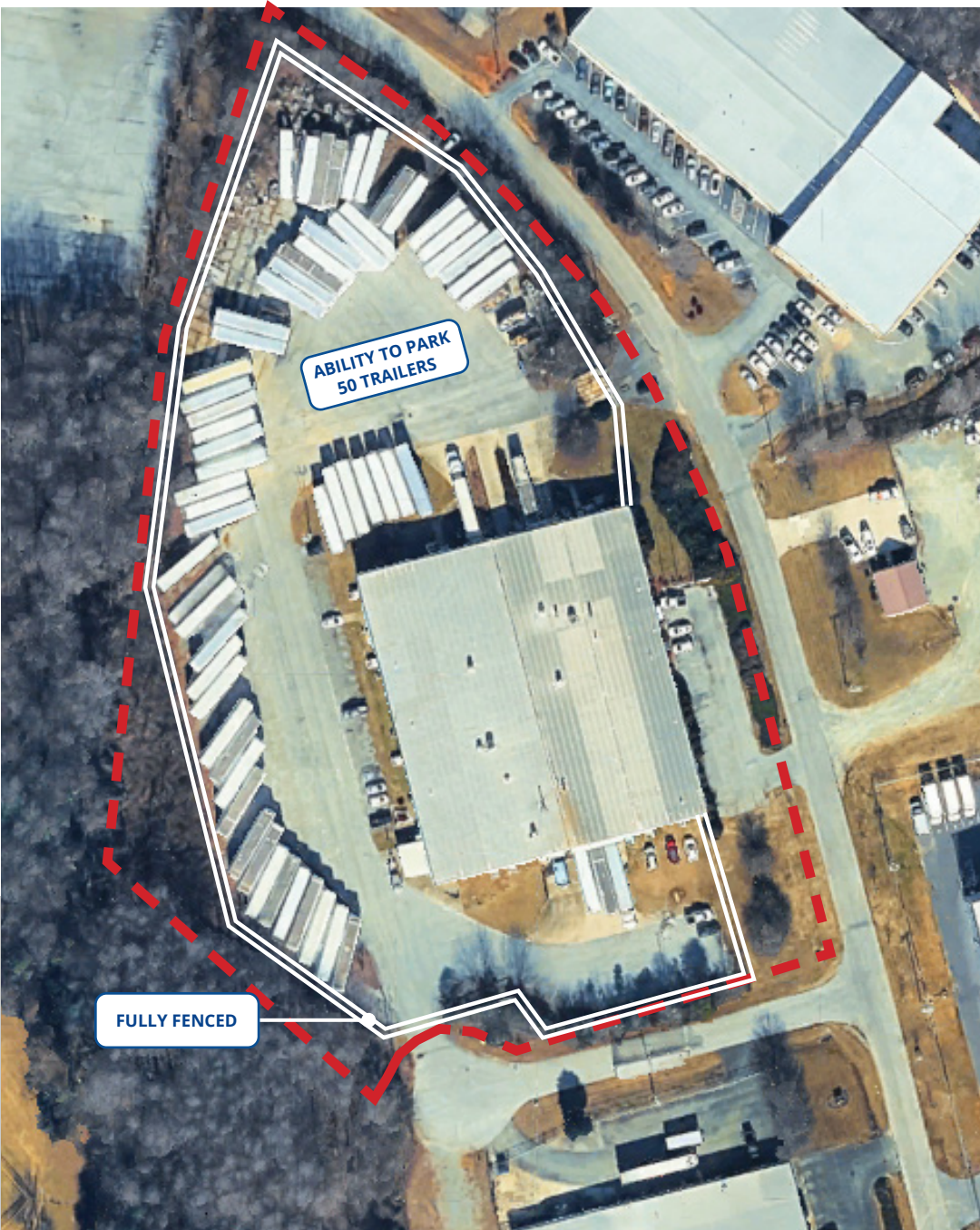


12'7" - 15'4"
CLEAR HEIGHT



1/1/2033
SUBLEASED

PROPERTY OVERVIEW



DAVIDSON COUNTY LABOR



Base Labor Availability

Population 2025	608,121
Labor Force	276,265
Working age participation rate	95.2%

Blue Collar Work Force

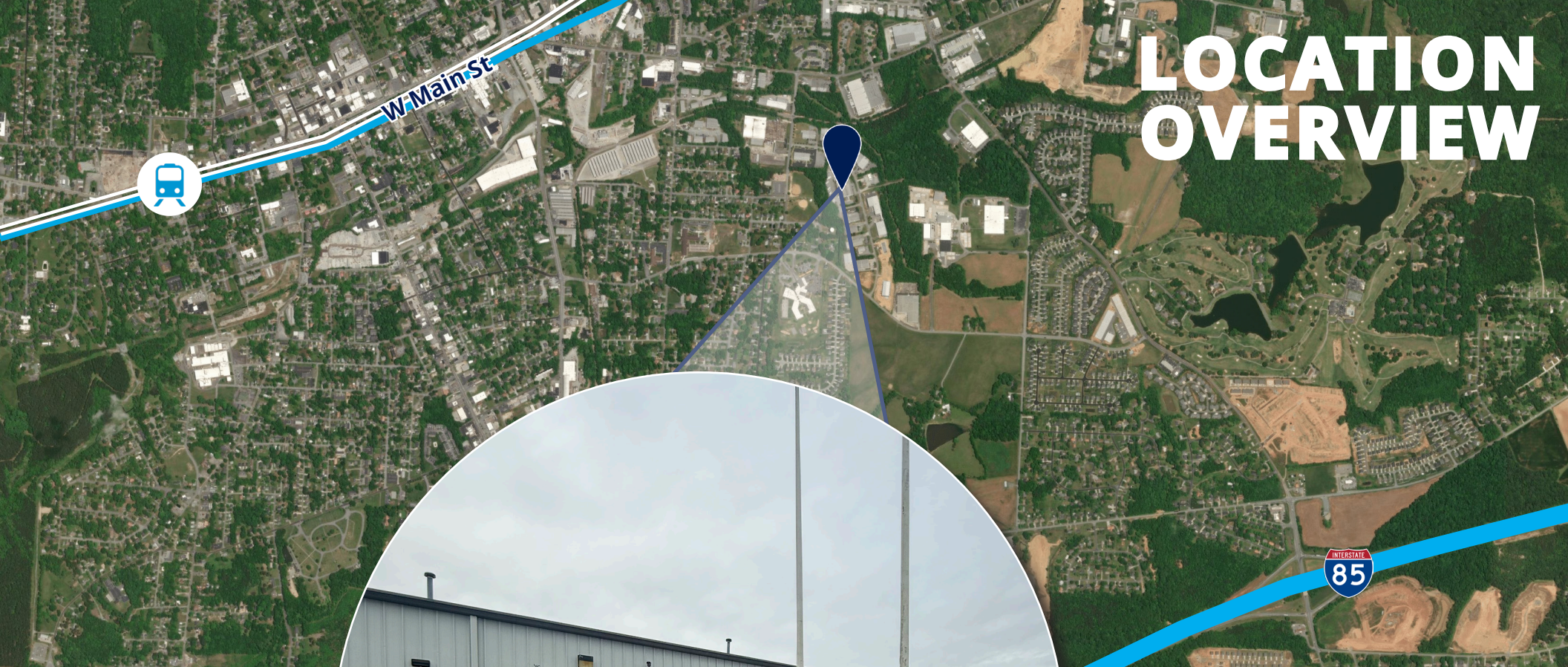
Sector	# of Workers	% of Total Labor Force
Construction/Extraction	14,107	4.8%
Farming/Fishing/Forestry	465	0.2%
Installation/Maintenance/Repair	8,564	3.1%
Production	22,927	8.3%
Transportation/Material Moving	27,626	10.0%

Commuter Profile

Time	# of Commuters	% of Total Labor Force
15 Minutes or Less	82,328	29.80%
15-30 Minutes	120,539	43.60%
30-45 minutes	46,401	16.80%
45-60 minutes	11,602	4.20%
60+ minutes	14,918	5.40%

**Based on 30 minute drive time*

LOCATION OVERVIEW



W Main St

INTERSTATE 85



±1.0 Mile



1.2 Miles



6.5 Miles



25 Miles
Greensboro Airport



Contact Us

Don Moss SIOR CCIM
Executive Vice President
+1 704 409 2372
don.moss@colliers.com

JD Allen
Senior Associate
+1 704 409 2368
jd.allen@colliers.com

Colliers (NASDAQ, TSX: CIGI) is a leading diversified professional services and investment management company. With operations in 68 countries, our 19,000 enterprising professionals work collaboratively to provide expert real estate and investment advice to clients. For more than 29 years, our experienced leadership with significant inside ownership has delivered compound annual investment returns of approximately 20% for shareholders. With annual revenues of \$4.3 billion and \$96 billion of assets under management, Colliers maximizes the potential of property and real assets to accelerate the success of our clients, our investors and our people. Learn more at corporate.colliers.com, X @Colliers or LinkedIn.