

# FOR LEASE

111 Harned Farm Rd, Madison, NC 27025

**NAI**Piedmont Triad

**LEASE RATE: \$8.00 SF/YR (NNN)**



## Industrial | 6,000 SF

- ±6,000 SF with ±4,200 SF of Warehouse
- Very Nice, Class A Office Space (±1,800 SF) / Full Kitchen (Stove, Microwave, and Refrigerator)
- Owner to add Air Conditioning for Tenant (if needed) for additional \$2.00/SF added to the Lease Rate
- (4) 12' x 14' Roll-up Doors / Drive Through the Building
- Highway Visibility ±20,000 Vehicles Per Day (VPD)
- 2 Gas-Pack Warehouse Heaters
- LED Lighting in the Warehouse
- 12' Clear Ceiling Warehouse Height
- Apartment on second level over the Offices (±520 SF) / Not Included in Building Square Footage
- Dead Storage Area on Second Level (±588 SF) / Not Included in Building Square Footage



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# INDUSTRIAL FOR LEASE

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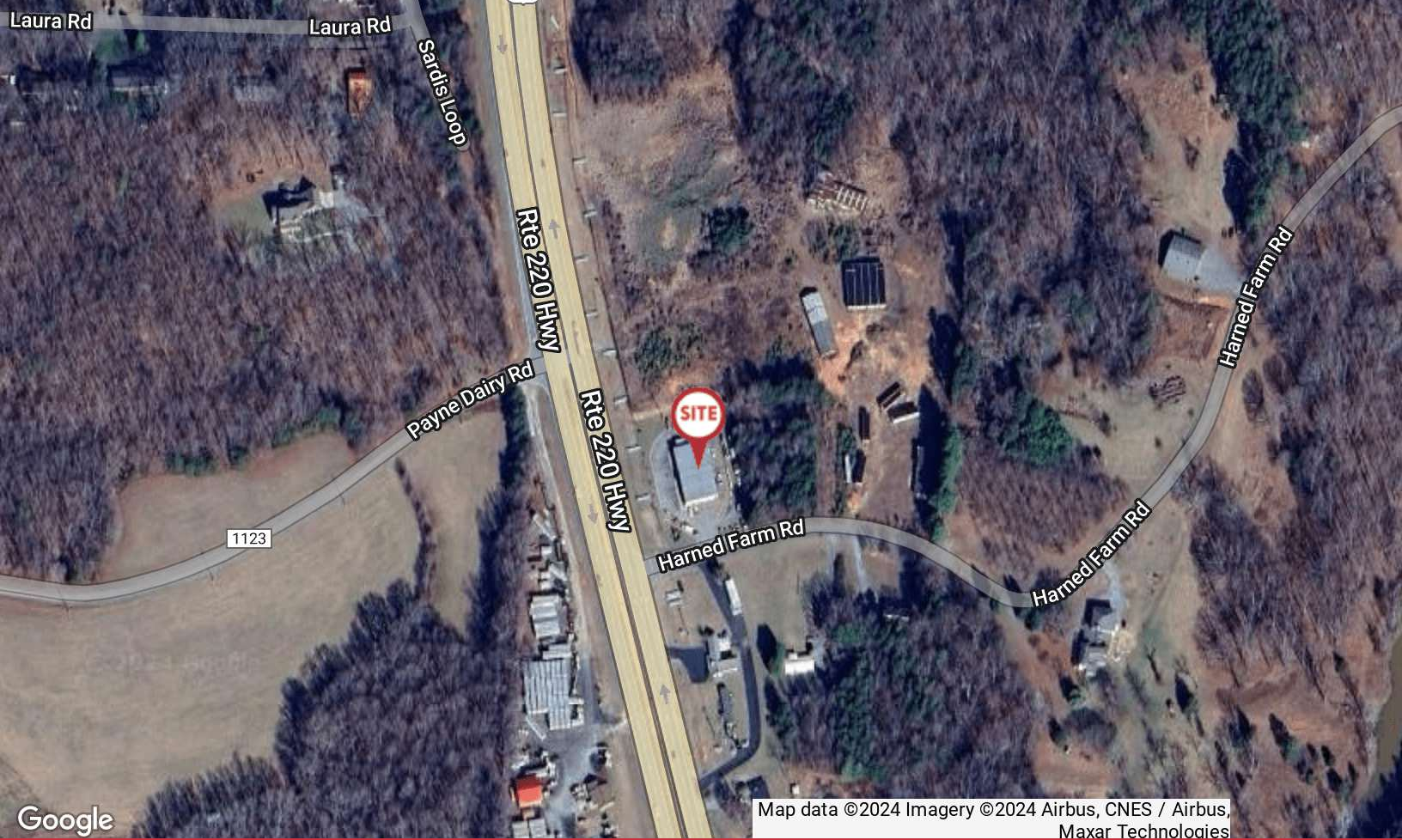


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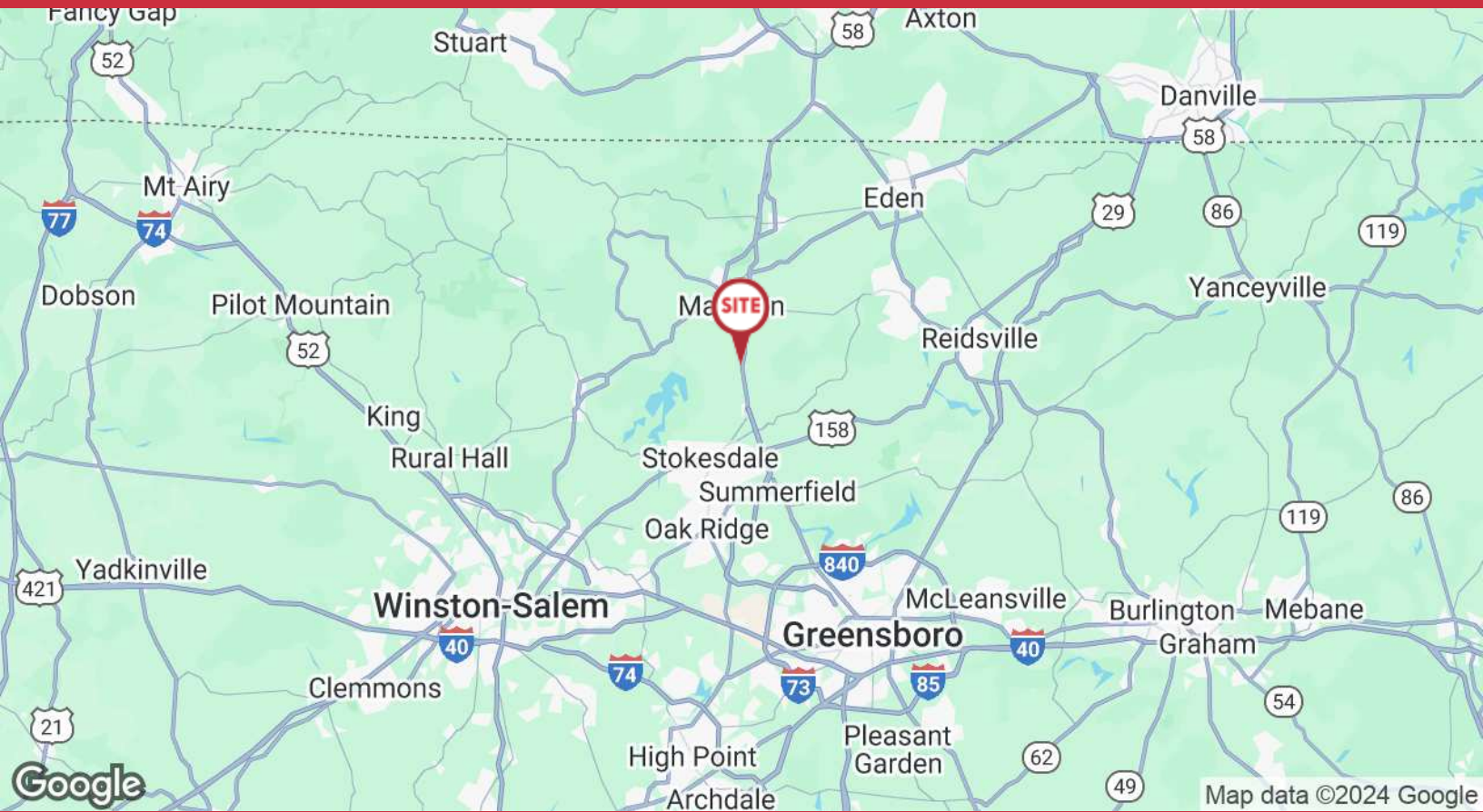
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Map data ©2024 Google

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