

772 GALLIMORE DAIRY ROAD

FOR LEASE | SUITE 115, HIGH POINT, NC 27409

Linville | Team Partners

COMMERCIAL REAL ESTATE



±53,360 SF INDUSTRIAL FOR LEASE

PROPERTY HIGHLIGHTS

PROPERTY TYPE	Industrial
AVAILABLE SF ±	53,360
LEASE RATE	\$7.50/sf
LEASE TYPE	NNN

DESCRIPTION

±53,360 SF brand-new Class A industrial space available in manufacturing and distribution dense Piedmont Triad International Airport submarket. Suite includes 13 drive doors, two private offices, reception, and restrooms. Fully sprinkled.



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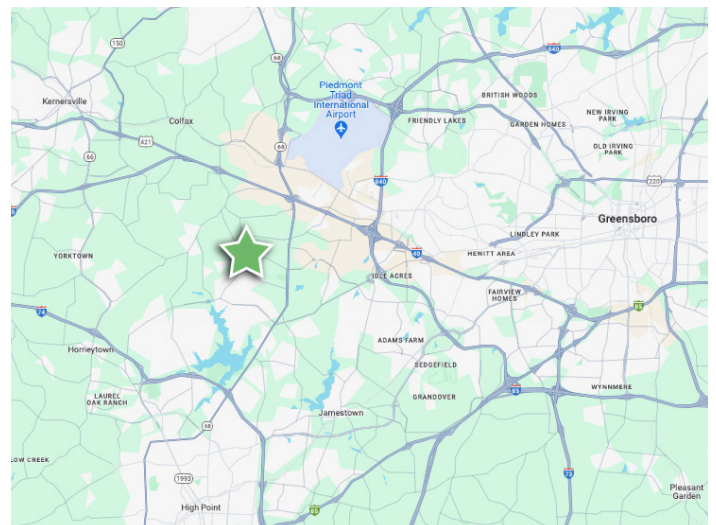
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KEY FEATURES

- ±53,360 SF new construction industrial in Greensboro MSA
- Ease of access to I-40, I-73, I-840, Highway 68, and PTI Airport
- 13 dock doors and 1 drive door
- Fully Sprinkled
- Generous 30' clear height
- Ample on-grade parking



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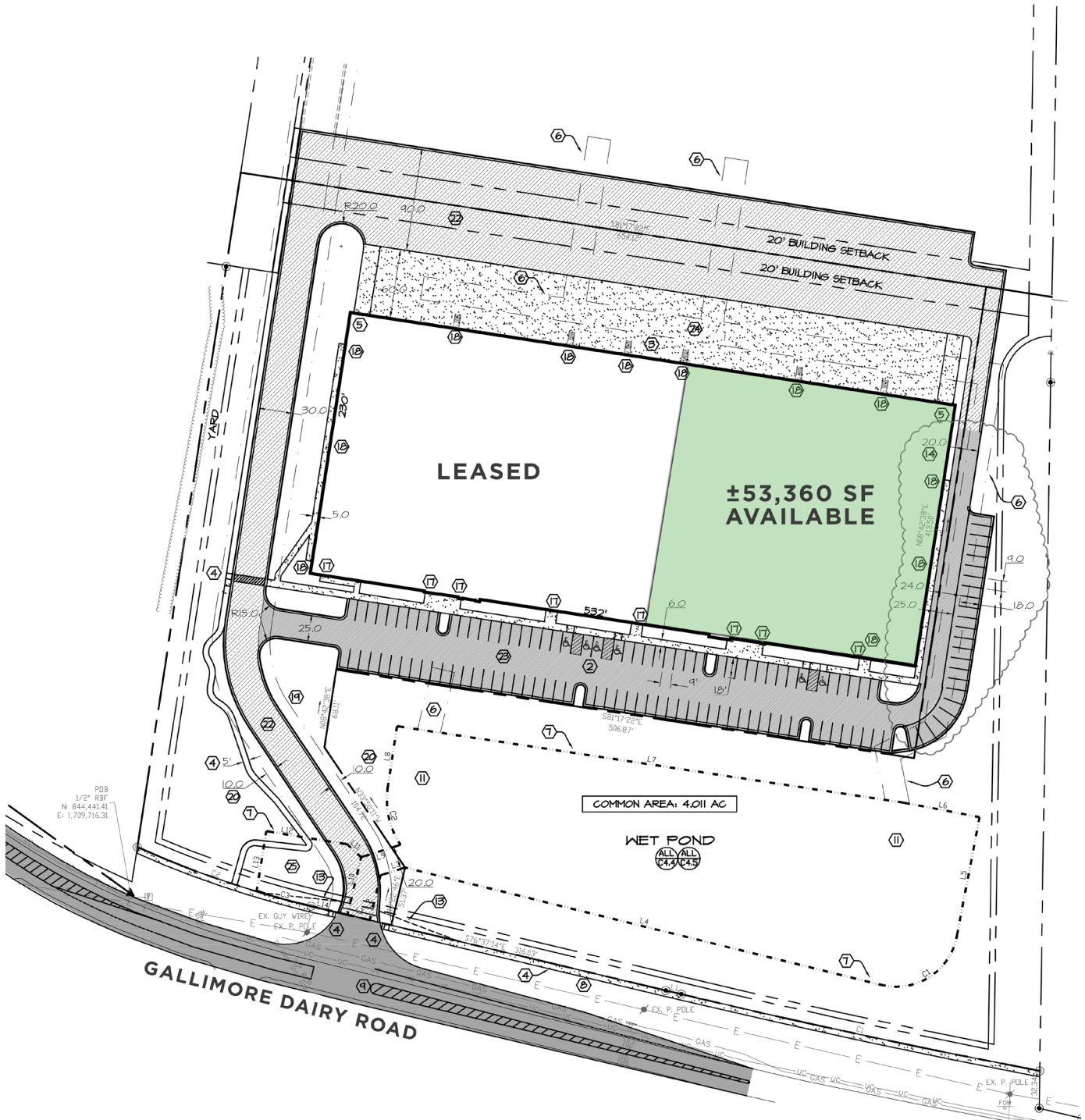
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PROPERTY INFORMATION

PROPERTY TYPE	Industrial	DRIVE-IN DOOR	1
AVAILABLE SF ±	53,360	DOCK DOORS	13 (with 5 levelers)
BUILDING SF ±	122,500	CLEAR HEIGHT	30'
ACRES	6.94	COLUMN SPACING	50' x 60'
YEAR BUILT	2023	POWER	240V 3 Phase

PRICING & TERMS

LEASE RATE	\$7.50/sf	LEASE TYPE	NNN
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DESCRIPTION

±53,360 SF brand-new Class A industrial space available in manufacturing and distribution dense Piedmont Triad International Airport submarket. Suite includes 13 drive doors, two private offices, reception, and restrooms. Fully sprinkled.

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