

3979 Old Linwood Rd

50,000 VPD

Hoffi Potts Cree

285 15,500 VPD

± 163,988 sf

INDUSTRIAL / WAREHOUSE

For Lease 4.95 PSF NNN

NAlPiedmont Triad

Commercial Real Estate Services, World Wide

Will Blackwell,SIOR BROKER 336.345.1500 wblackwell@naipt.com Elijah Knight BROKER 336.618.3562 eknight@naipt.com

PROPERTY INFORMATION: Building 3

- 163,988 Square Feet
- 17.75" -19'6" Clear Ceiling Height
- (1) Oversized 20'x16' Roll-up Drive-in Door
- (10) Dock-height Doors with Seals and Levelers; Fresh (New)
 Paint on Docks and Loading Areas
- 30' x 30' Column Spacing
- LED & Ambient Lighting
- Property less than one (1) mile away from I-85 and KEXX Regional Airport (5004' Runway)
- Internal Warehouse Offices
- 20 Interior Circulation Fans / Multiple Wall-Mounted Exhaust Fans
- Approved for Engineered Rail Spur





The information contained herein is deemed reliable but is not guaranteed. NAI Piedmont Triad makes no warranties or representations regarding the accuracy, completeness, or reliability of the information. All parties are encouraged to independently verify all details, including but not limited to property condition, terms, and financial projections. Prices, terms, and availability are subject to change without notice.













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