

— R I C H A R D —
JONES
R E A L E S T A T E
—

I-40 Interstate Frontage



Cedarrock Commons

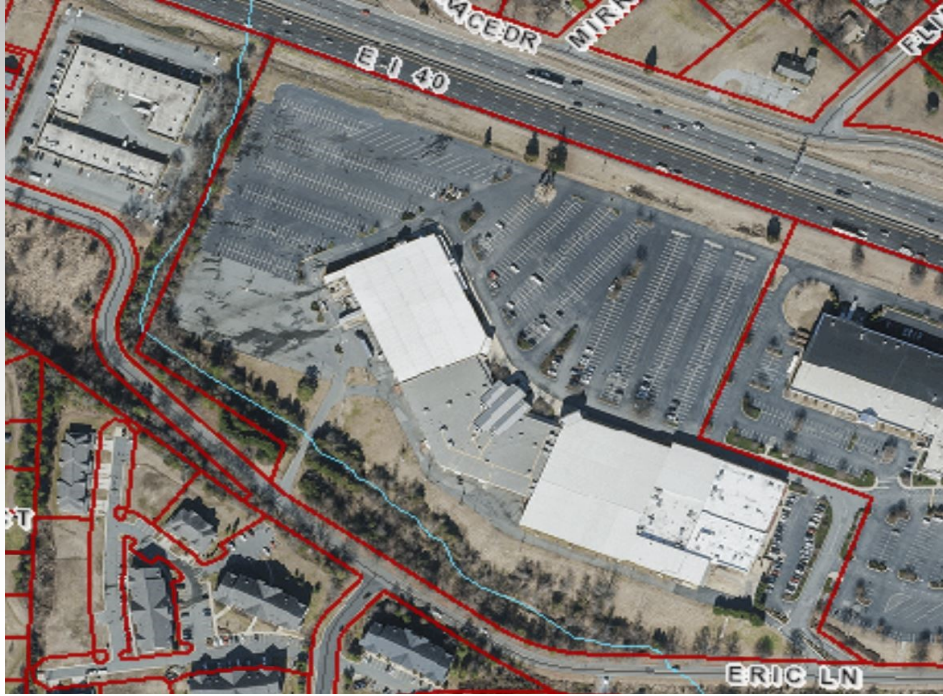
Eric Lane

Burlington, NC 27215

Mechelle A Jones
Richard Jones Real Estate
2040 S Church St., Suite 250
Burlington, NC 27215
336-222-1264 Office 336-269-1653 Cell



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Excellent Interstate
exposure!

Directly off Exit 143, easily accessible.

I-40 Average traffic 132,000 per day by this
location. Approximately 30-60 minutes from
Durham, Raleigh & Chapel Hill and 25-45 from
Greensboro, High Point & Winston-Salem.

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Front Entrance With
Double Doors



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Inside Front Door



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Large Open Space, Tall
Ceilings



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Main Area



Main Area

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Front view towards Rear

Attached side Room



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2nd View of Side Attached



A 3rd Additional Room,
Large with Separate
Bathrooms

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Hallway between main area and
additional rooms



View of I-40 From Front of Suite

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— RICHARD —

JONES

REAL ESTATE

—



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32,570 SF

\$7.50 S/F + \$1.50 CAM

Modified Gross

Zoned General Business

Heating & A/C, Public Water & Sewer

Sprinkler System

Dock Doors (to be added)

New Roof 20/21

Ample Spaces in Lit Parking Lot

Interstate Signage Available

Negotiable Lease Terms with Renewal Options (when qualified)

Please contact Mechelle Jones for additional information! We look forward to assisting you~

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