

# 521 MILLING ROAD

FOR LEASE | MOCKSVILLE, NC 27028

Linville | Team Partners

COMMERCIAL REAL ESTATE



## PROPERTY HIGHLIGHTS

PROPERTY TYPE	Industrial
LEASE OPTION 1	\$3.70 psf, ±109,397 SF
LEASE OPTION 2	\$3.50 psf, ±50,520 SF
LEASE OPTION 3	\$3.95 psf, ±58,877 SF

## DESCRIPTION

±50,520-109,397 SF available in Mocksville. ±16' ceiling heights, 4 dock doors, and 2 drive-in doors. Ownership will modify, improve, or customize property (including adding additional docks/drive-ins) with acceptable lease terms. Public water and public sewer. 3,200 amps, 277-480volt 3-phase power. 18.0 acres with space for outdoor parking and storage. Fully sprinklered with new roof. Located less than 4 miles from I-40, 2 miles from Highway 64, and less than 1 mile from Highway 158. One hour drive to Charlotte and 30 minutes to Winston-Salem. Estimated NNN charges: ±\$0.59.



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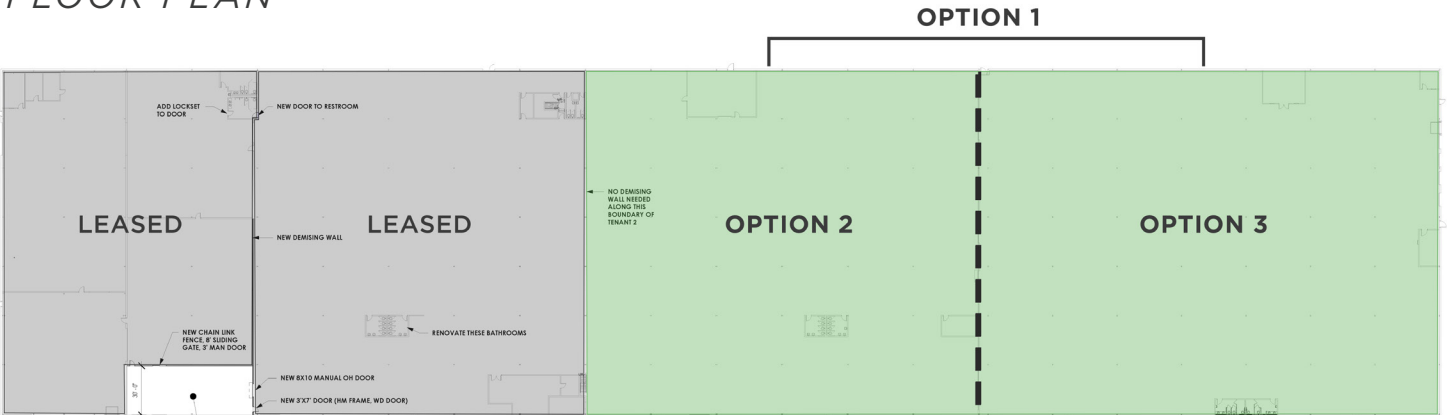
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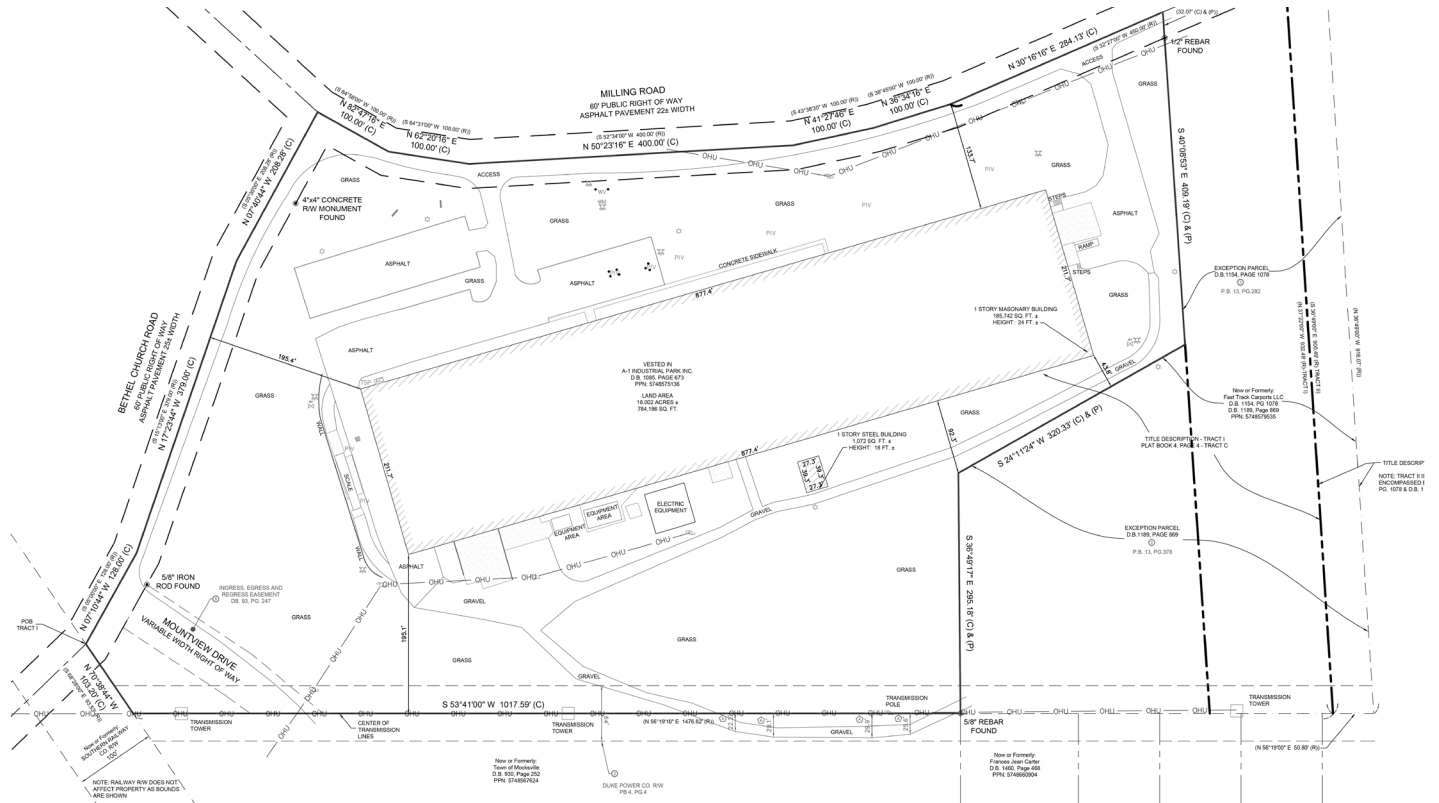
## FLOOR PLAN



**SHARED DOCK**  
2,324 SQ. FT

LEASE OPTIONS	SIZE	LEASE RATE	DOORS
<b>OPTION 1</b>	±109,397 SF	\$3.70 psf	2 Drive-In Door, 4 Dock Doors
<b>OPTION 2</b>	±50,520 SF	\$3.50 psf	1 Drive-In Door
<b>OPTION 3</b>	±58,877 SF	\$3.95 psf	1 Drive-In Door, 4 Dock Doors

## SITE PLAN



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## DISTANCE FROM AIRPORTS

**46 MILES** FROM PIEDMONT TRIAD INTERNATIONAL AIRPORT

**67 MILES** FROM CHARLOTTE-DOUGLAS INTERNATIONAL AIRPORT

**117 MILES** FROM RALEIGH-DURHAM INTERNATIONAL AIRPORT

## DISTANCE FROM HIGHWAYS

**0.8 MILES** FROM HIGHWAY 158

**2.1 MILES** FROM HIGHWAY 64

**3.8 MILES** FROM INTERSTATE 40



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## PROPERTY INFORMATION

PROPERTY TYPE	Industrial	DOCK DOORS	4
AVAILABLE SF ±	50,520 - 109,397	DRIVE-IN DOORS	2
BUILDING SF ±	185,742	CEILING HEIGHTS	16'
ACRES	18.0	COLUMN SPACING	30'-40'

## PRICING & TERMS

LEASE OPTION 1	\$3.70 psf, ±109,397 SF	LEASE OPTION 2	\$3.50 psf, ±50,520 SF
LEASE OPTION 3	\$3.95 psf, ±58,877 SF	LEASE TYPE	NNN

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*The information contained herein has been taken from sources deemed to be reliable. Linville Team Partners makes no representation or warranties, expressed or implied, as to the accuracy of this information. All information in this document is subject to verification prior to purchase or lease.*



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