



FREEMAN | COMMERCIAL REAL ESTATE

FOR LEASE

## INDUSTRIAL/FLEX AVAILABLE

7,000+/- SF | KERNERSVILLE, NC

- + Partially conditioned warehouse and fully conditioned office
- + Light Industrial zoning
- + Large laydown yard & outdoor storage area

LEE CHEWNING & ABNER WRIGHT  
O: 336.768.44103  
[freemancommercial.com](http://freemancommercial.com)



FOR LEASE

## PROPERTY OVERVIEW

### LOCATION

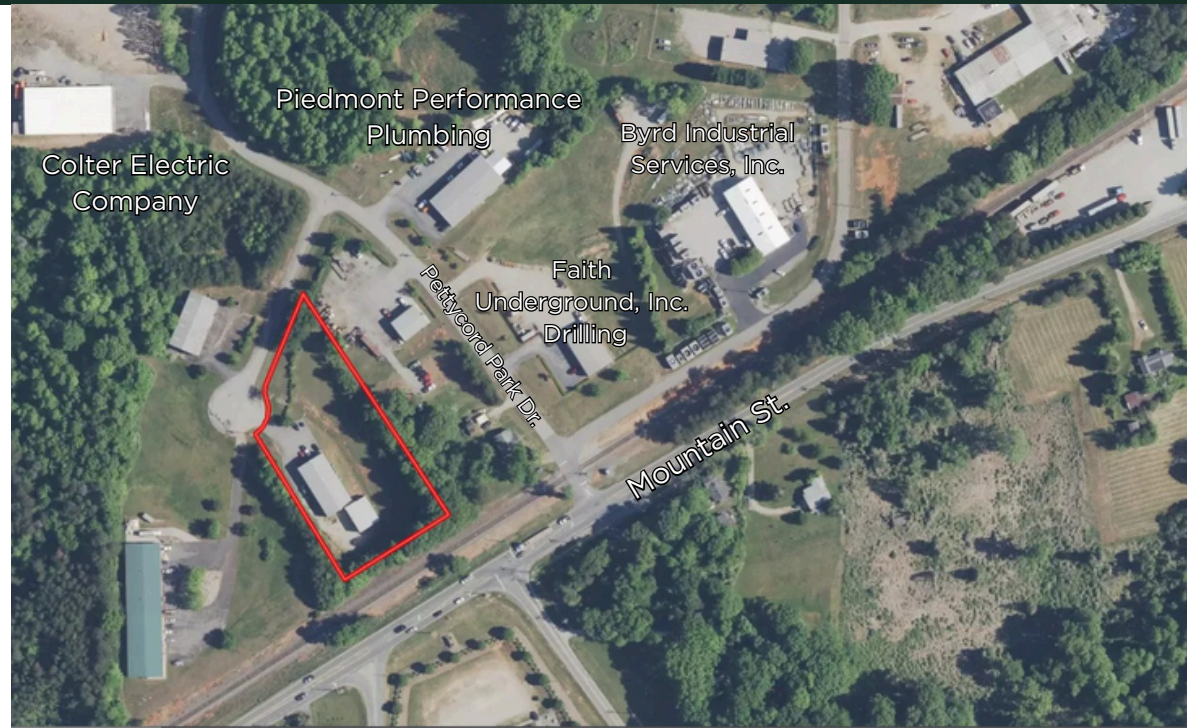
ADDRESS	215 Peddycord Park Court
CITY, STATE, ZIP	Kernersville, NC 27284
COUNTY	Forsyth County

### PROPERTY INFORMATION

PIN	6856-95-8218
ZONING	LI
LOT SIZE	1.79 +/- AC
AVAILABLE SF	7,000 +/- SF TOTAL - 5,000 +/- SF (3,800 SF fully cond. warehouse) - 1,000 +/- SF Mezzanine storage - 1,000 +/- SF Office/Showroom
DRIVE-IN DOORS	3
CLEAR HEIGHT	16'-18'
LEASE STRUCTURE	NNN
LEASE RATE	\$12.00/PSF NNN

- + Gobel crane system with 2,000 lb. capacity
- + Large laydown yard and outdoor storage area
- + Prime Kernersville location positioned just minutes from I-40 and the new I-74 Northern Beltway offering easy access to Greensboro, Winston-Salem, and High Point

215 PEDDYCORD PARK COURT | KERNERSVILLE, NC



### DEMOGRAPHICS

	3 MI.	5 MI.	7 MI.
POPULATION	27,573	95,412	174,315
AVG HH INCOME	\$103,578	\$86,881	\$83,948
BUSINESSES	611	2,648	6,574
EMPLOYEES	7,079	27,457	82,548

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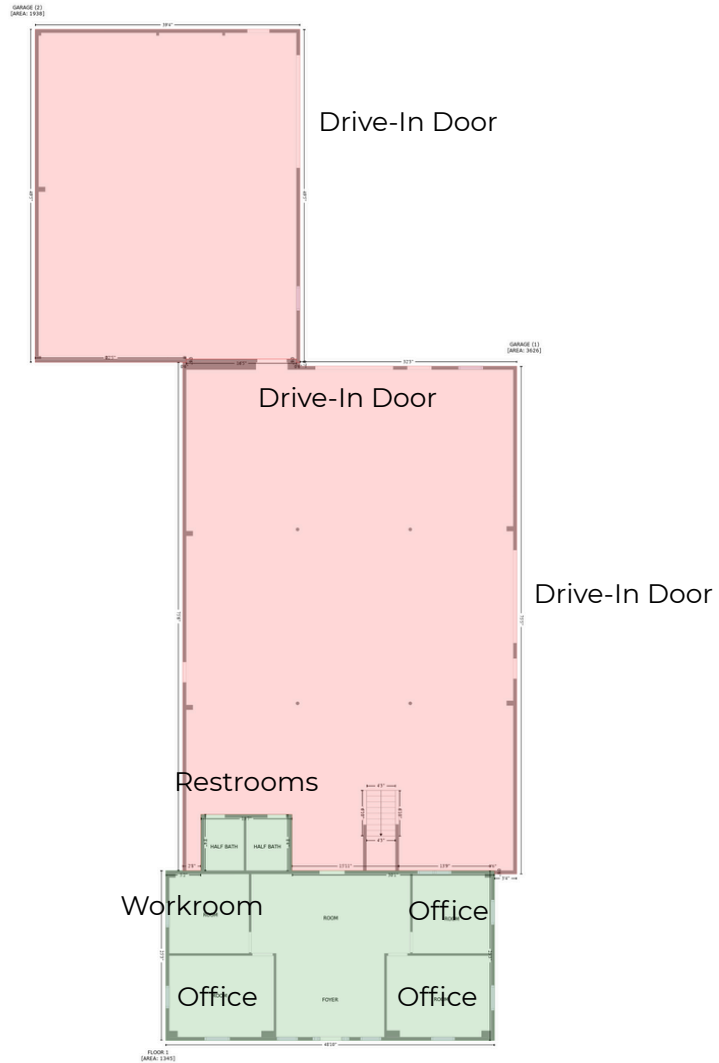


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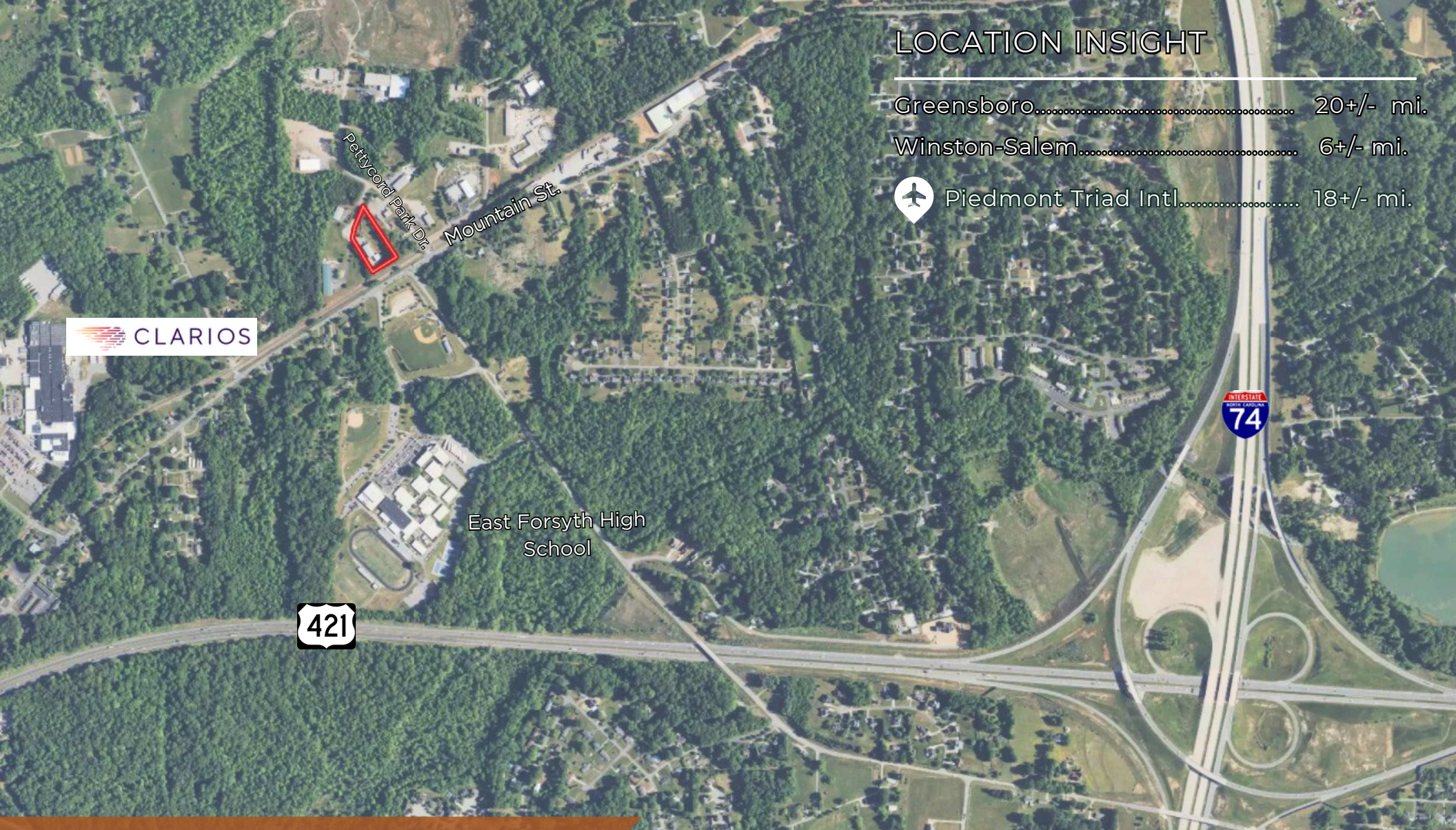


## 1ST FLOOR

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## LOCATION INSIGHT

Greensboro.....	20+/- mi.
Winston-Salem.....	6+/- mi.
 Piedmont Triad Intl.....	18+/- mi.

## KERNERSVILLE, NC

Kernersville offers a strategic Triad location with unmatched logistics efficiency. Positioned between Greensboro and Winston-Salem with immediate access to I-40 and I-74 and minutes from PTI Airport, the area enables fast regional and East Coast distribution. Combined with a skilled industrial workforce, lower operating costs, and a business-friendly environment, Kernersville delivers big-market access with small-market economics—an ideal setting for manufacturing, distribution, and flex industrial users.





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