

# ±95,774 SF MANUFACTURING/INDUSTRIAL

310 KENDALL MILL ROAD, THOMASVILLE, NC 27360



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# PROPERTY OVERVIEW

## PROPERTY SUMMARY

Address	310 Kendall Mill Road
City, State, Zip	Thomasville, NC 27360
Acres	±13.06 acres
Year Built / Expansion	1994 / 2007
Total SF	±95,774 SF
Office SF	±6,017 SF
Dock Doors	3 Dock High and 2 Drive-In

## BUILDING 1

Total SF	±59,667 SF
Roof	19' Center and 12' Eve
Power	240V Three Phase 3000 Amps
Column Spacing	24' x 45'

## BUILDING 2

Total SF	30,090 SF
Roof	21' Center and 12' Eve
Column Spacing	24' x 65'

Lease Rate	\$5.25/SF
Purchase Price	\$5,250,000



# EXECUTIVE SUMMARY

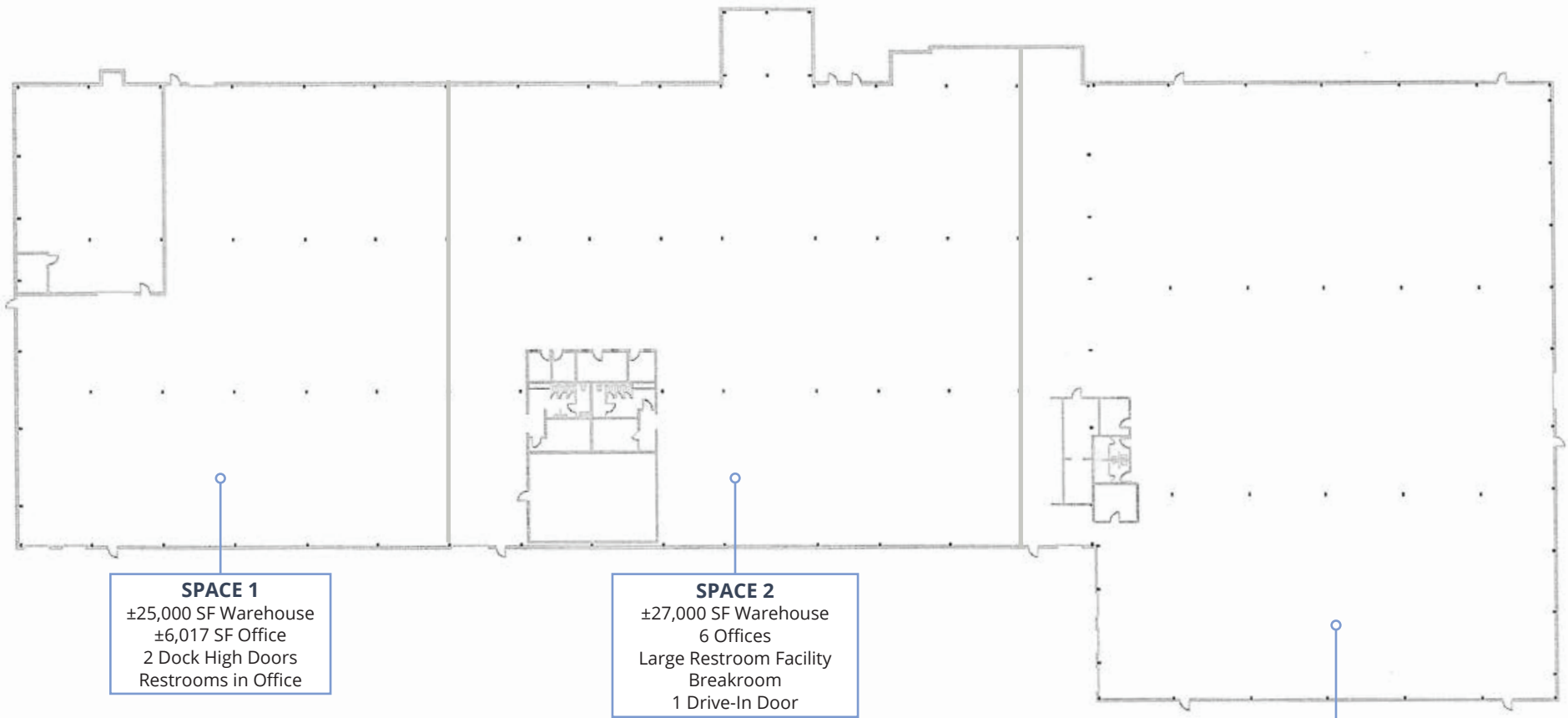


**310 Kendall Mill Road** is a well-suited manufacturing facility located along Interstate 85 in Thomasville, North Carolina. Its central location provides future tenants easy drive times to all major North Carolina MSA's. The quaint office features 12 private offices, one conference room, and open office area, break rooms, and more.

In addition to the ample power supply and single floor warehouses, the property features an ample outdoor area which can be used for both employee parking and outdoor storage. The property also features excess land that could be further developed.

# FLOOR PLAN

\*Owner has given permission to subdivide. Below are three proposed suites

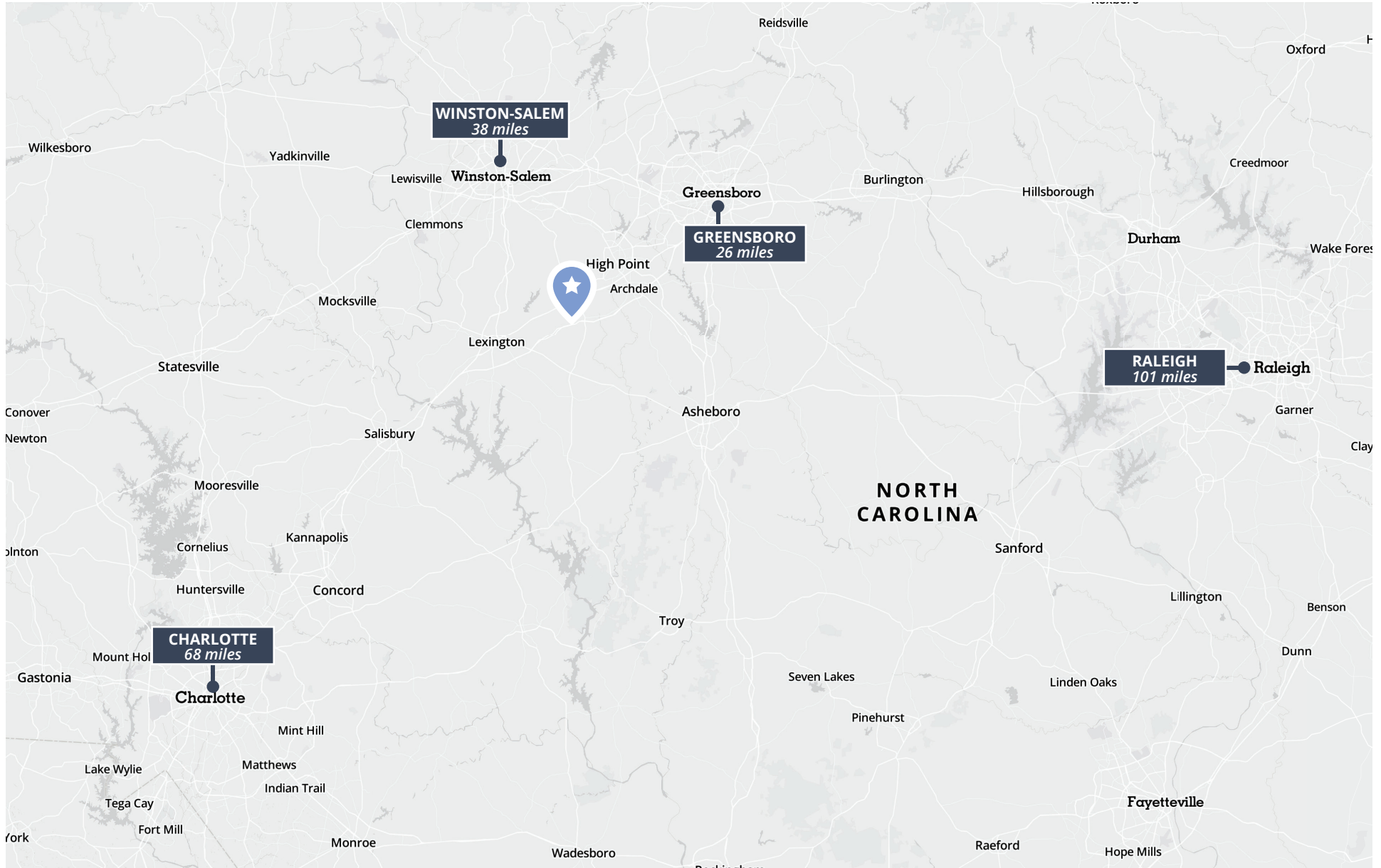


**SPACE 1**  
±25,000 SF Warehouse  
±6,017 SF Office  
2 Dock High Doors  
Restrooms in Office

**SPACE 2**  
±27,000 SF Warehouse  
6 Offices  
Large Restroom Facility  
Breakroom  
1 Drive-In Door

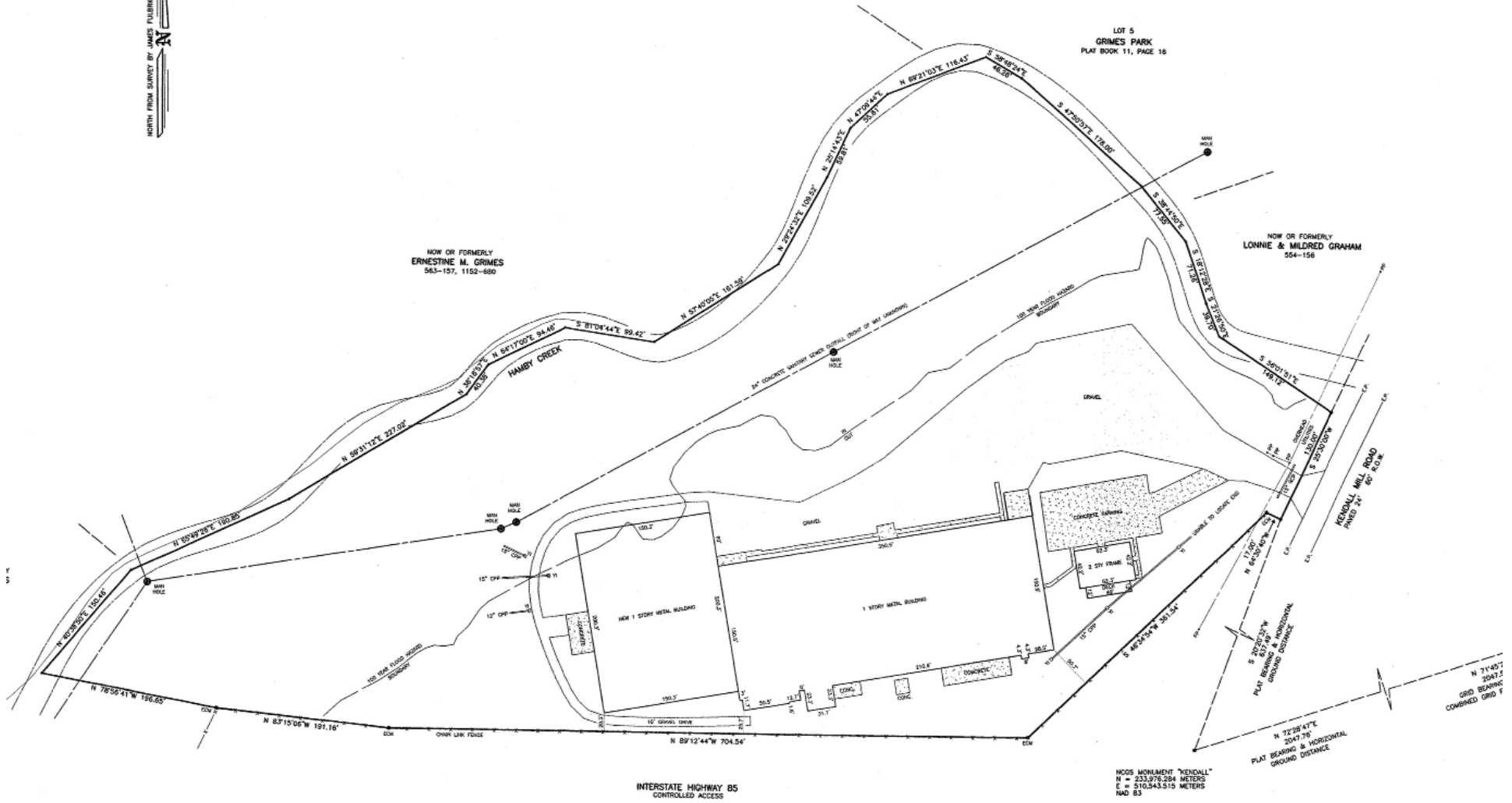
**SPACE 3**  
±35,000 SF  
4 Offices  
2 Restrooms  
3 Dock High Doors  
1 Drive-In Door

# LOCATION OVERVIEW



# PROPERTY SURVEY

NORTH FROM SURVEY BY JAMES PULBRIDGE & CO.

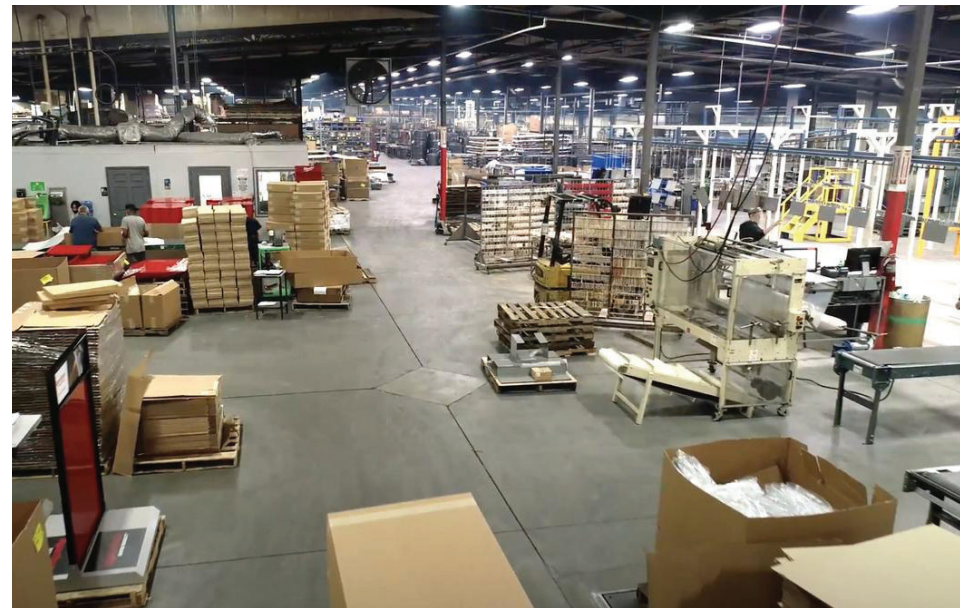
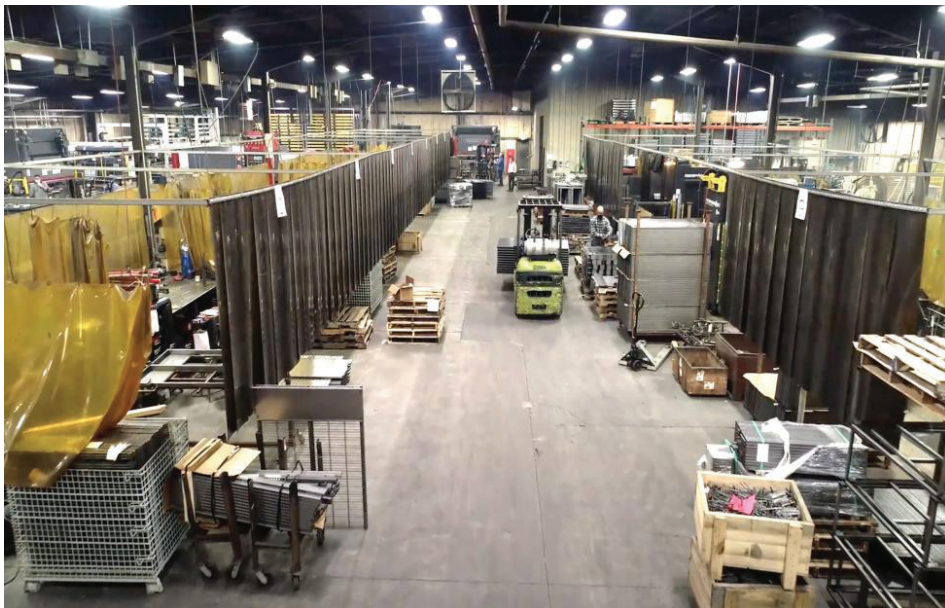


# EXTERIOR PHOTOS

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# INTERIOR PHOTOS



# PROPERTY DEMOGRAPHICS



## DEMOGRAPHICS



**19,998**  
TOTAL POPULATION



**38**  
MEDIAN AGE



**8,188**  
HOUSEHOLDS



**\$67,232**  
AVERAGE HH INCOME



**\$193,807**  
MEDIAN HOME VALUE

**AVISON  
YOUNG**

# Get in touch.

## CONTACTS

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