

521 MILLING ROAD

INDUSTRIAL PROPERTY **FOR SALE / LEASE**

521 MILLING ROAD
MOCKSVILLE, NC 27028

PROPERTY DESCRIPTION

±151,756 SF available in Mocksville on 18.0 acres, offering ample space for outdoor parking and storage. The building features ±16' clear ceiling heights, multiple dock/drive-in doors, a new roof and is fully sprinklered. The property is served by public water and sewer and equipped with 3,200 amps of 277/480-volt, 3-phase power. Strategically located less than 4 miles from I-40, 2 miles from Highway 64, and under 1 mile from Highway 158, the property is approximately 1 hour to Charlotte and 30 minutes to Winston-Salem. Ownership is willing to modify, improve, or customize the property, including the addition of dock or drive-in doors, subject to acceptable lease terms. Estimated NNN charges: ±\$0.59/SF.

OFFERING SUMMARY

Sale Price:	\$5,700,000
Lease Rate:	\$3.45 SF/yr (NNN)
Available SF:	±151,756 SF
Lot Size:	18 Acres
Building Size:	±185,742 SF

Katie Hayes

336.473.0206
katie@ltpcommercial.com

Nick Gonzalez

336.724.1715
nick@ltpcommercial.com

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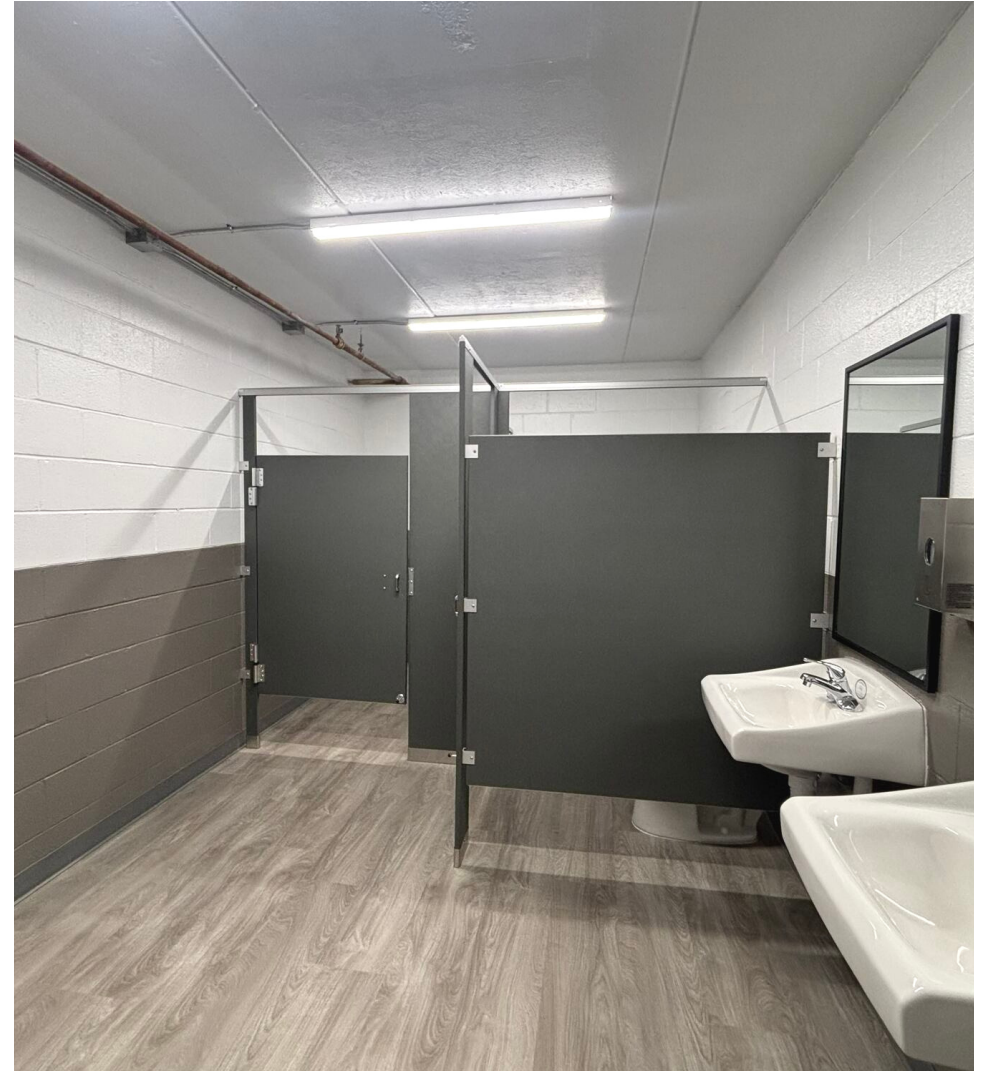
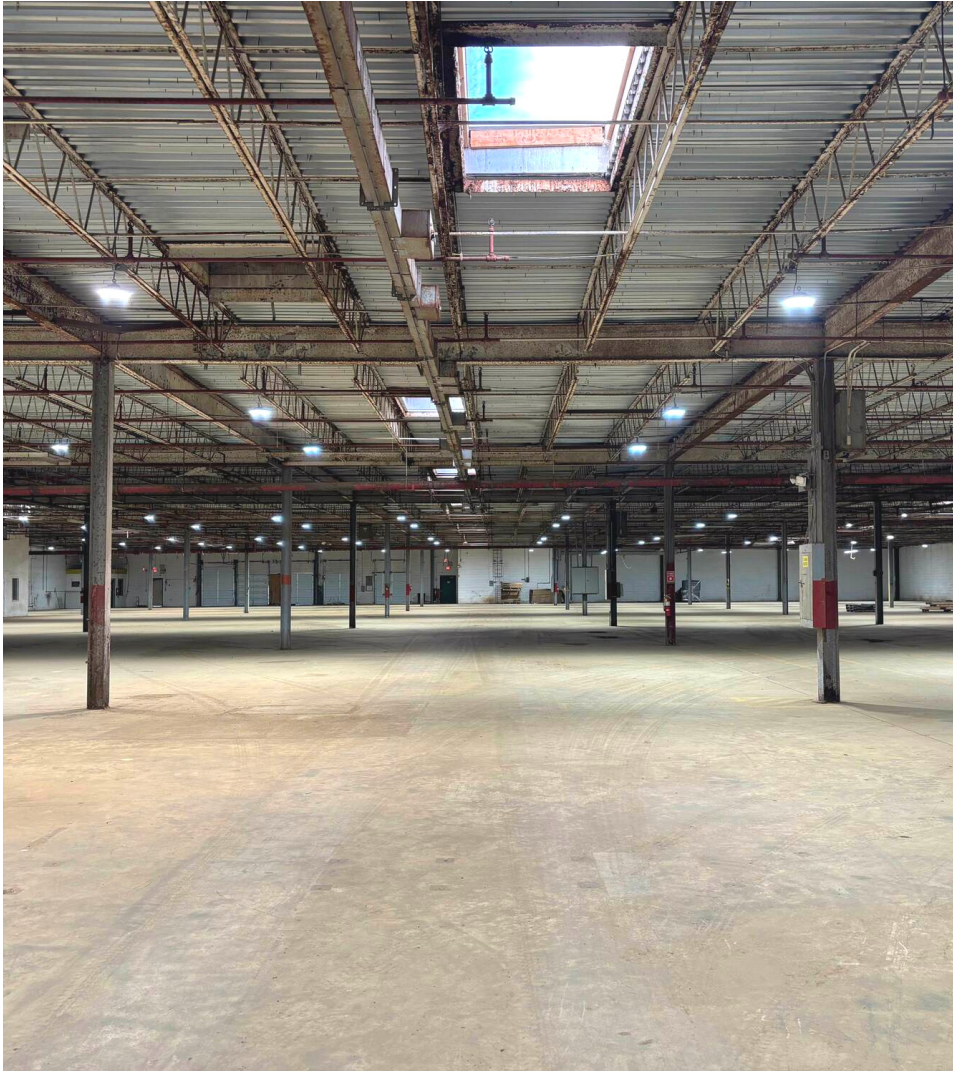
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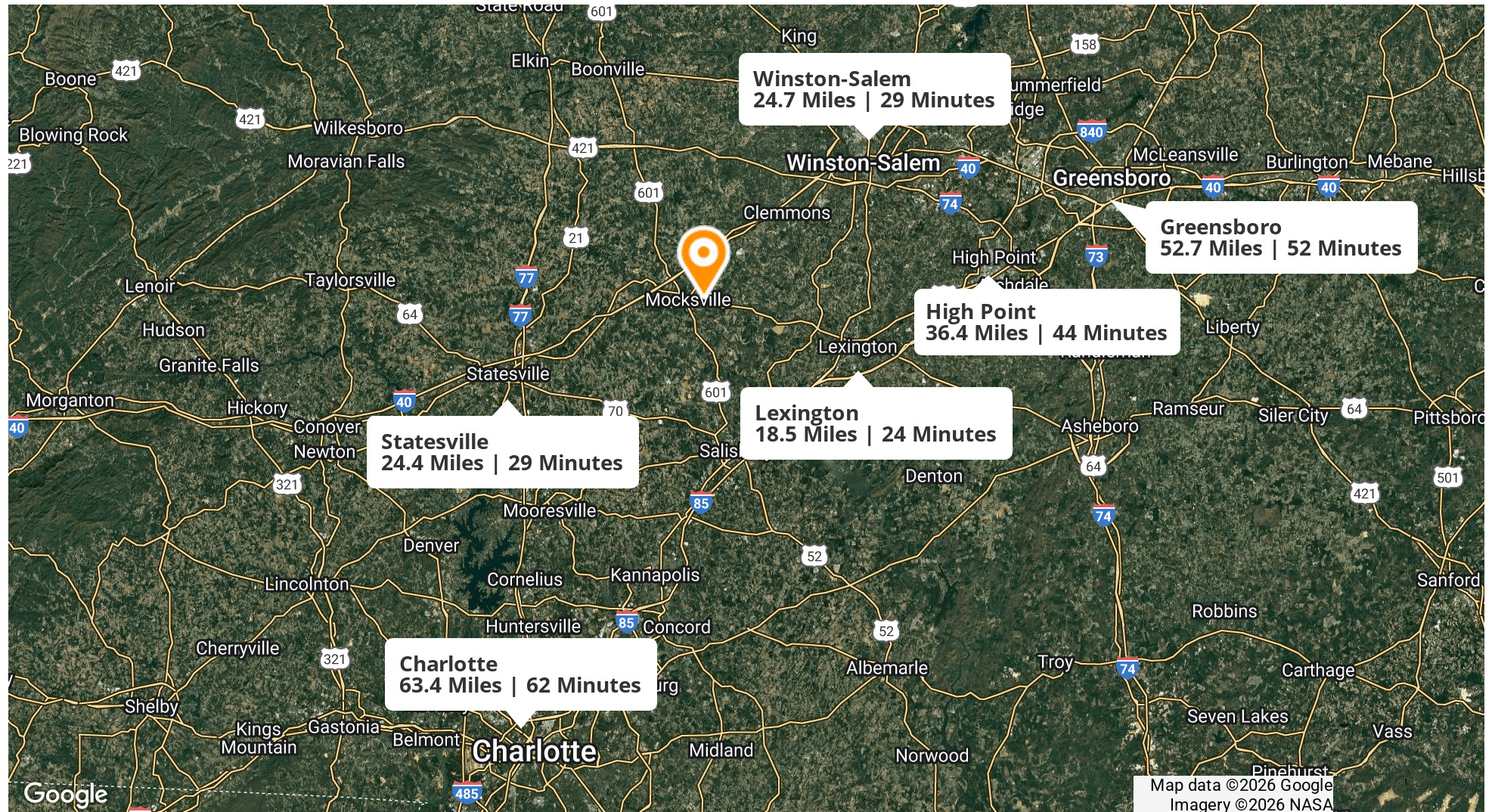
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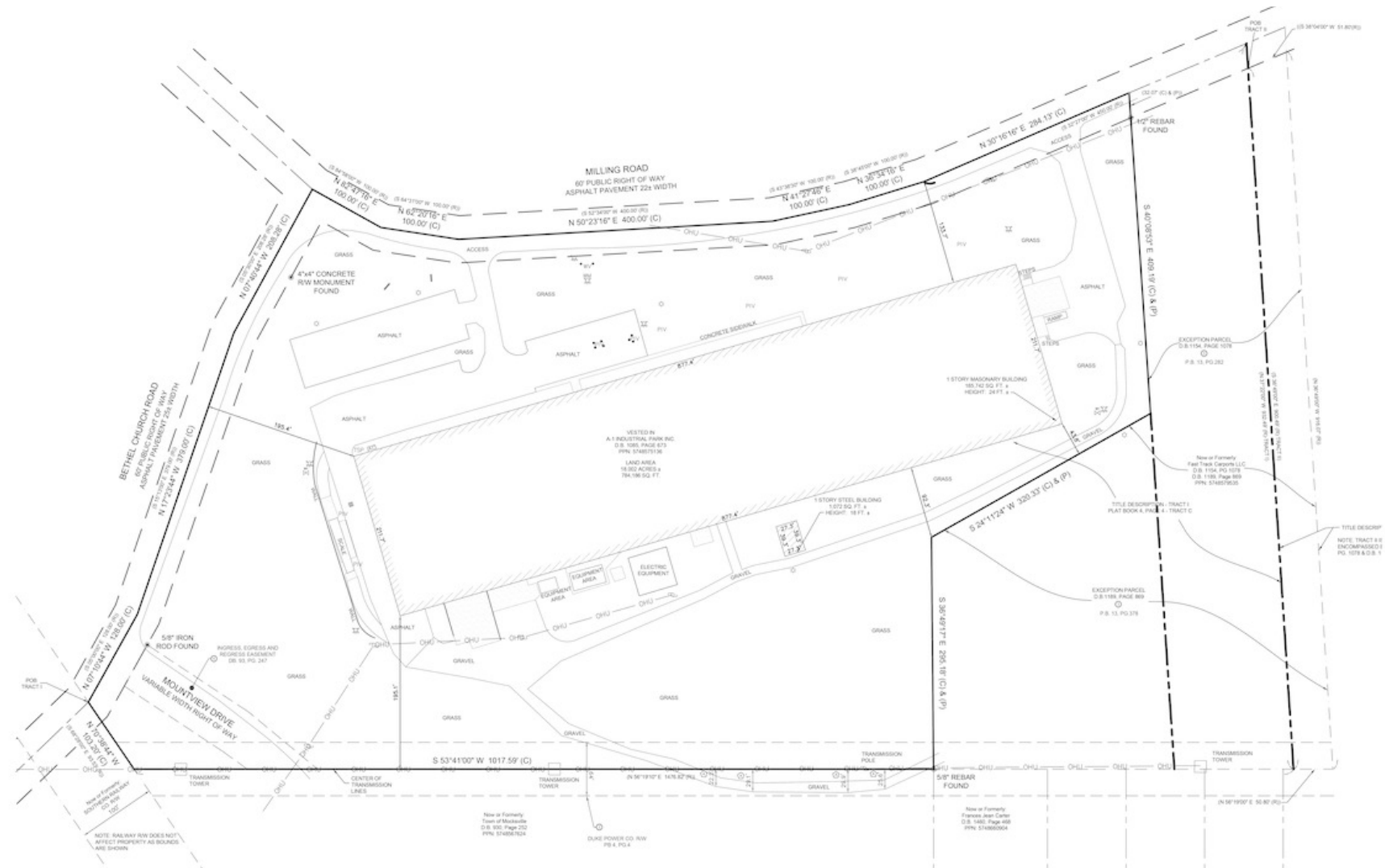
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LOCATION INFORMATION

Street Address	521 Milling Road
City, State, Zip	Mocksville, NC 27028

PROPERTY INFORMATION

Property Type	Industrial
Lot Size	18 Acres
Building Size	±185,742 SF
Number of Dock High Doors	8
Number of Drive in Bays	3
Roof	Brand new, under warranty
Ceiling Height	16'
Column Spacing	30' - 40'

SALE PRICE: \$5,700,000
LEASE RATE: \$3.45 SF/YR
(NNN)



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