

700

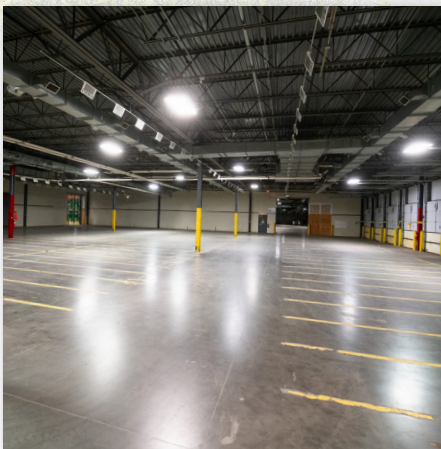
N MAIN STREET



**79 DOCK
HIGH DOORS**

384,020 SF Industrial Warehouse Available For Sale or Lease

KERNERSVILLE, NORTH CAROLINA



Colin Ferguson
Vice President
704 512 0139
colin.ferguson@avisonyoung.com

Henry Lobb, SIOR
Principal
704 469 5964
henry.lobb@avisonyoung.com

Chris Skibinski, SIOR
Principal, Managing Director
704 412 5606
chris.skibinski@avisonyoung.com

**AVISON
YOUNG**

360° VIEW IT IN 3D
CLICK OR SCAN FOR TOUR



700 N Main St

KERNERSVILLE, NORTH CAROLINA

Situated on North Main Street in Kernersville, this two-building industrial property spans 384,020 square feet and is available for sale or lease. Located in Forsyth County, the property covers a 38.8-acre lot zoned as LI-S (Limited Industrial - Special).

It offers 79 total dock-high doors with column spacing of 36' x 40' and ceiling heights ranging from 14' to 35', complemented by LED lighting throughout.

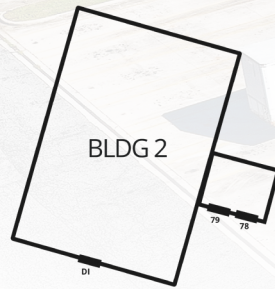


LOCATION

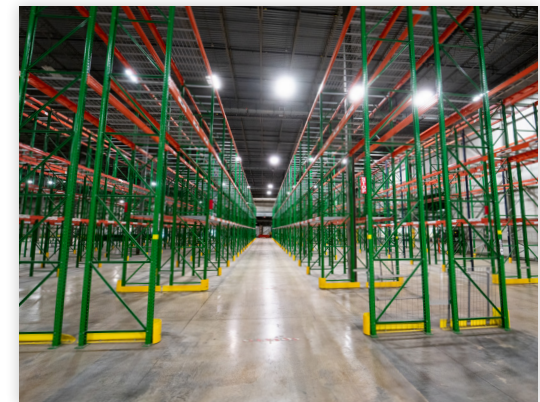
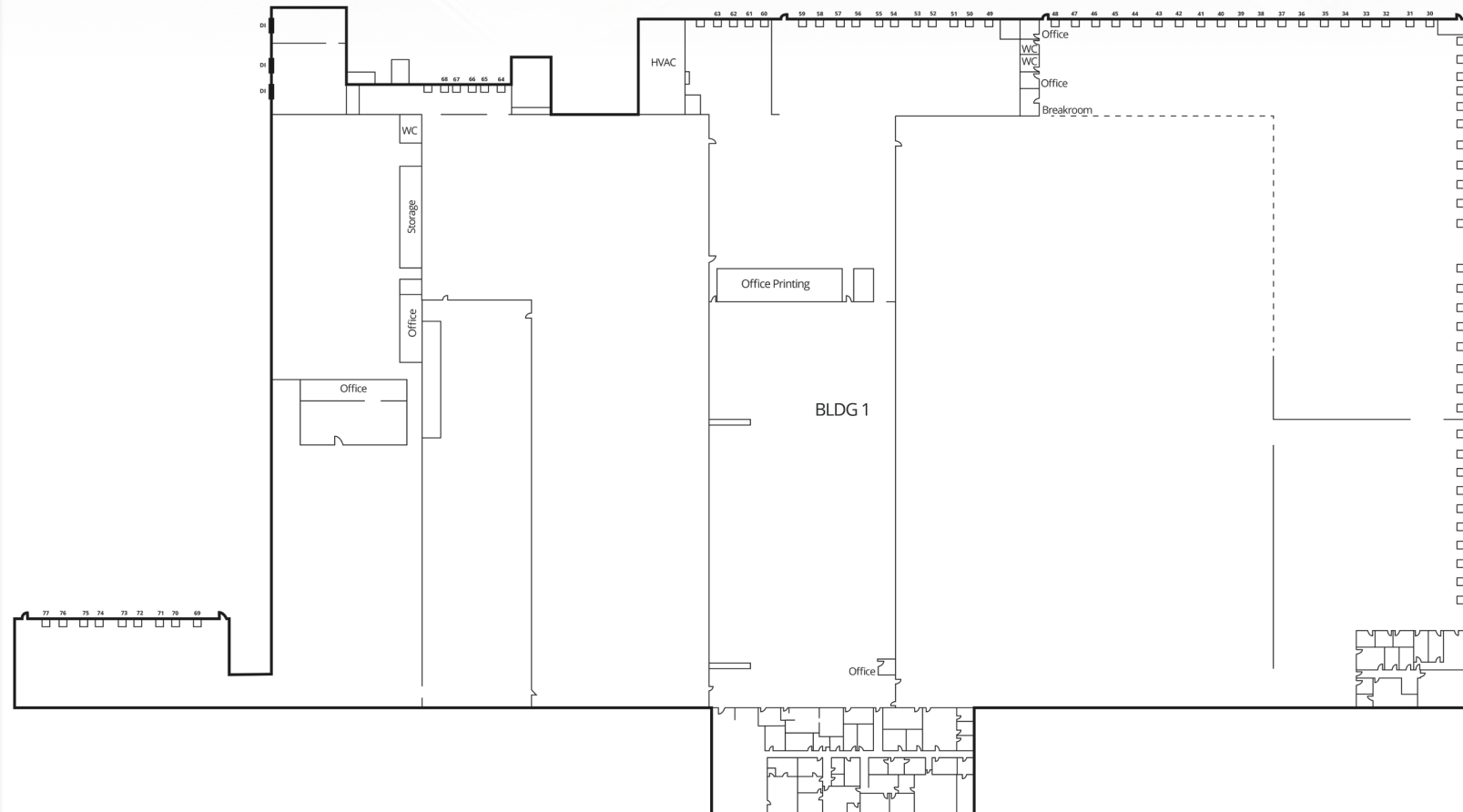
Address:	700 N Main St, Kernersville, NC
County:	Forsyth
Parcel ID:	6886-66-2425

PROPERTY DETAILS

Total Available sf:	384,020 sf
Building 1 sf:	354,210 sf
Main Office:	11,550 sf
Warehouse Office:	2,856 sf
Building 2 sf:	29,810 sf
Acreage:	38.8 ac
Built / Renovated:	1965 / 1980 / 1981 / 1992 / 1994 / 2003
Zoning:	LI - S (Limited Industrial - Special)
Clear Height:	93,600 sf: 32.5' - 35' Remainder sf: 14' - 24'
Column Spacing:	36' x 40'
Dimensions:	Primarily 713' x 450'
Dock High Doors:	Building 1: Seventy-seven (77) 8' x 10' doors; fourteen (14) with dock locks Building 2: Two (2) 8' x 10' doors
Drive-in Doors:	Building 1: Three (3) doors Building 2: One (1) door
Power:	4,000 amps
Lighting:	LED
HVAC:	Fully conditioned
Auto Parking:	250 spaces
Roof:	Metal deck with membrane; some wood plank with built up on older portion



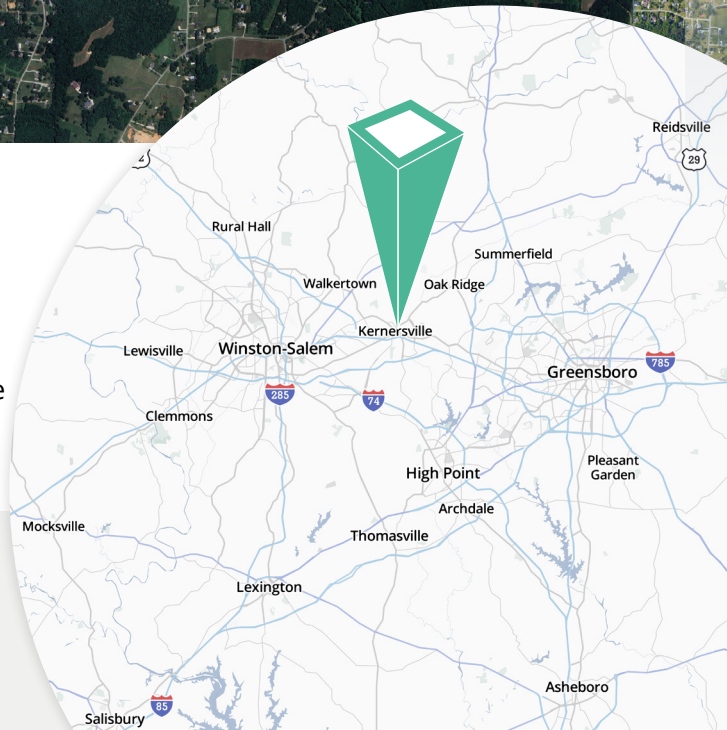
360° MATTERPORT
CLICK OR SCAN FOR OFFICE + WAREHOUSE VIEWS:





Situated in the center of Kernersville, NC, this location offers easy access to I-40, I-74 and Hwy 421, providing regional and national reach for distributors in the area.

Forsyth County has a growing industrial submarket, with demand for warehouse and distribution facilities increasing. As part of the Piedmont Triad region it offers excellent access to nearby cities like Greensboro and High Point with strong connectivity to Charlotte, Raleigh, and surrounding regions.



±1.7 MILES



±3.5 MILES



±5.4 MILES

Colin Ferguson
 Vice President
 704 512 0139
colin.ferguson@avisonyoung.com

Henry Lobb, SIOR
 Principal
 704 469 5964
henry.lobb@avisonyoung.com

Chris Skibinski, SIOR
 Principal, Managing Director
 704.412.5606
chris.skibinski@avisonyoung.com

