

1205

CORPORATION DR



**$\pm 12,184$ SF Service
Building on ± 4.17 AC
Available For Lease**



ARCHDALE, NORTH CAROLINA

Gray Gaines
Vice President
704 413 0230
gray.gaines@avisonyoung.com

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

**AVISON
YOUNG**

SERVICE BUILDING AND OUTSIDE STORAGE AVAILABLE FOR LEASE

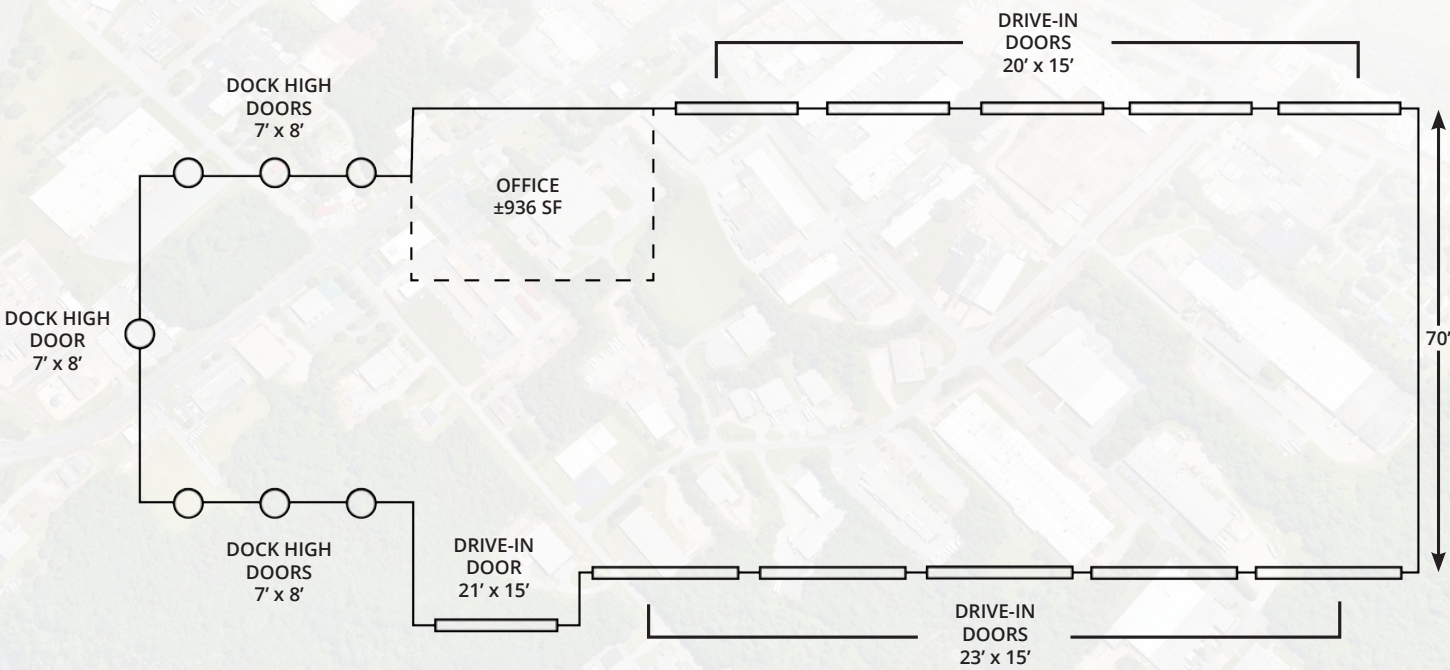
Property FEATURES

- *Paved and graveled, with three (3) driveways*
- *Functional oversized drive-in doors*
- *Ample parking and outside storage on site*

Located at 1205 Corporation Drive in Archdale, NC, the property has exceptional connectivity to the Triad with close proximity to I-85. The 12,184 sf service building offers the ability to accommodate a variety of users with it's oversized drive-in doors, large outside storage area, and functional clear height.

11 drive-in doors & 7 dock high doors

FLOOR PLAN



Property details

Building SF:	±12,184 SF
Parcel ID:	7708290591
County:	Randolph County
Site Acreage:	±4.17 AC
Zoning:	M-1 & HI
Office SF:	±936 SF
Clear Height:	22' to deck in center 19' to beam in center
Dock High Doors:	Seven (7) 7' x 8' doors
Drive-In Doors:	One (1) 21' x 15' door Five (5) 20' x 15' doors Five (5) 23' x 15' doors
Availability:	Immediately
Lease Rate:	\$20.00/SF NNN



SERVICE BUILDING AND OUTSIDE STORAGE AVAILABLE FOR LEASE



HIGHWAY 29
±0.9 miles



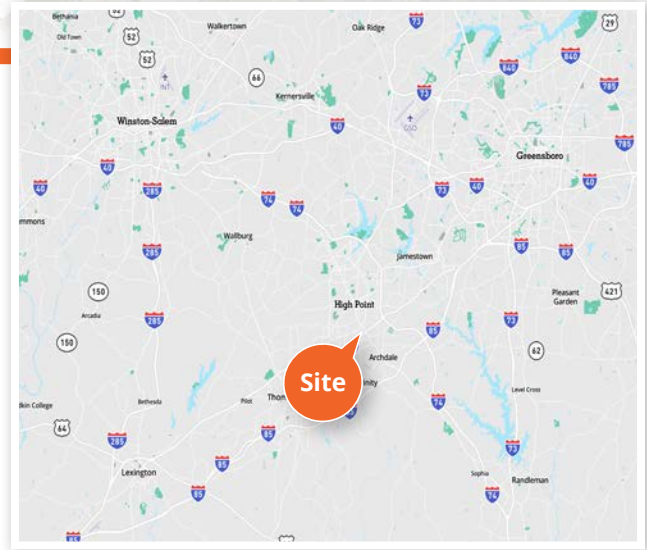
INTERSTATE 85
±2.5 miles



INTERSTATE 74
±3.7 miles



PIEDMONT TRIAD
INTERNATIONAL AIRPORT
±25.8 miles



Gray Gaines
Vice President
704 413 0230
gray.gaines@avisonyoung.com

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

**AVISON
YOUNG**