



710 Almondridge Drive

Rural Hall, NC 27045

446,818 SF PRIME INDUSTRIAL LOCATION | AVAILABLE FOR SUBLEASE



CONTACT INFORMATION:

WILLIAM WOLTZ

Vice Chairman

+1 336 821 3824

william.woltz@cushwake.com

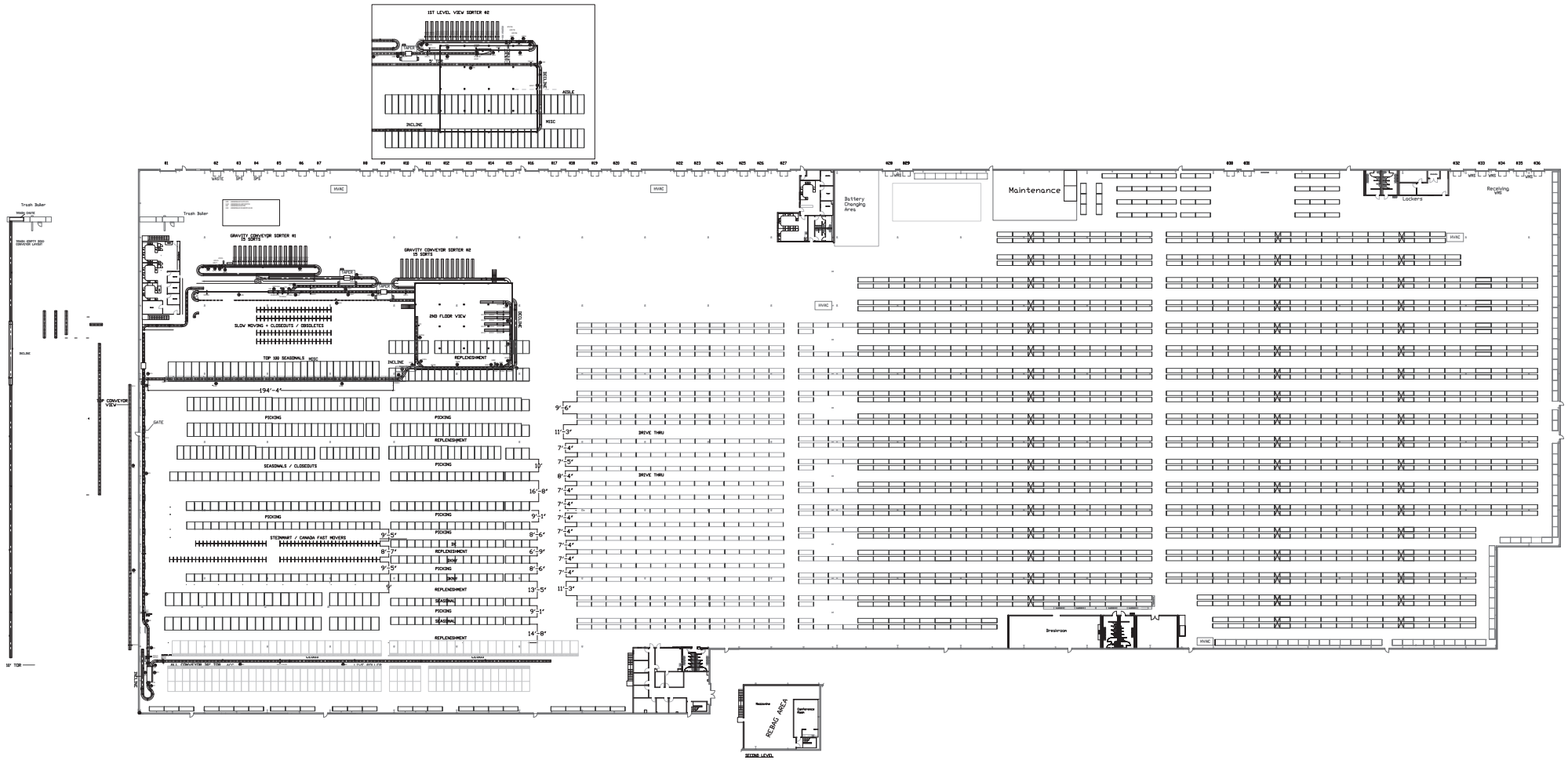
SETH CONSTABLE

Senior Associate

+1 336 885 7815

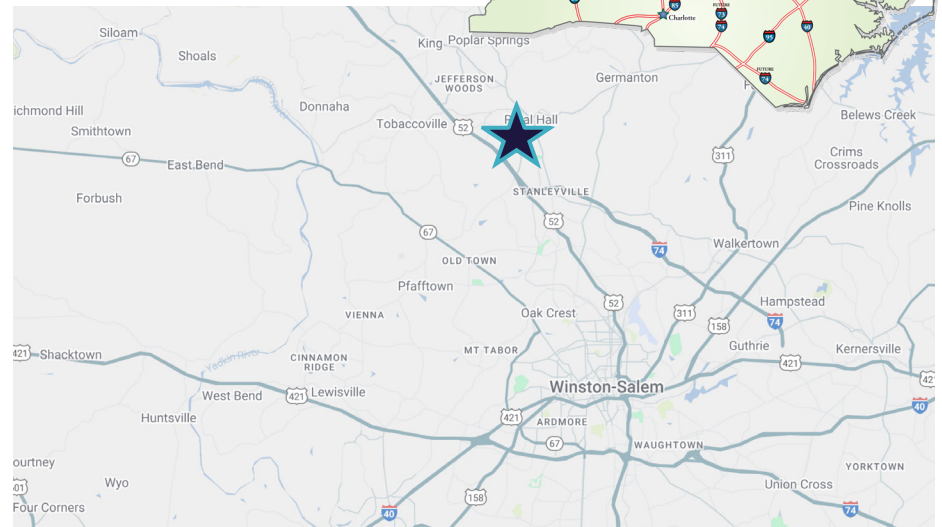
seth.constable@cushwake.com

FLOORPLAN | 446,818 SF



PROPERTY INFORMATION / HIGHLIGHTS

Tax Block / Lot:	Forsyth County, NC Tax Block 4967E, Lot 002B
Year Built:	1989, Expansion 2000
Building Size:	446,818 SF
Building Type:	Steel frame, concrete block and metal panels
Site Area:	33.03 Acres
Dimensions:	1,126' X 378'
Column Spacing:	50' X 54'
Clear Height:	34' clear
Office Area:	(8,450) SF Approx. (3,060) SF of finished office; 3 other ancillary office areas throughout the warehouse
Sprinkler:	ESFR
Dock Doors:	35
Dock Equipment:	Locks, lights, and manual levers
Ground Level Doors:	One (1) - 12' x 12' Drive-in door
Warehouse Lighting:	High bay LED's w/ LED Emergency and motion sensors throughout
Electrical:	Two (2) 2000 amp feeds
HVAC:	Fully Conditioned



CONTACT INFORMATION:

WILLIAM WOLTZ

Vice Chairman
+1 336 821 3824

william.woltz@cushwake.com

SETH CONSTABLE

Senior Associate
+1 336 885 7815

seth.constable@cushwake.com

OFFICE ADDRESS

121-D Reynolda Village
Winston-Salem, NC 27106 | USA
cushmanwakefield.com