

A photograph of a single-story commercial building. The upper portion of the building is clad in tan-colored vertical metal siding. The lower portion, which houses the entrance, is made of red brick. A large, bright blue metal awning extends over the entrance area. The entrance consists of a set of double glass doors with the number "8203" displayed above them. To the left of the doors is a window with a blue handicapped parking sign. To the right of the doors are two more windows with white blinds. A yellow fire hydrant is visible in the foreground to the left of the entrance. The building is situated on a paved parking lot with yellow parking lines. The sky is clear and blue.

8203 B&G COURT

8203 B&G COURT STOKESDALE, NC 27357

±10,000 SF FLEX SPACE FOR LEASE OR SALE

8203 B&G COURT

FLEX SPACE FOR LEASE OR SALE

BUILDING FEATURES

ADDRESS	8203 B&G Court
CITY	Stokesdale
STATE	North Carolina
COUNTY	Guilford
DATE AVAILABLE	Immediately
LEASE RATE/PURCHASE PRICE	Call for pricing
TICAM	Call for pricing
TAX PARCEL ID #	167650
BUILDING TYPE	Flex
ZONING	Light Industrial (LI) ZONING LINK
NUMBER OF BUILDINGS	One (1)
BUILDING DIMENSIONS	100' X 100'
TOTAL SF	10,000 SF
AVAILABLE SF	10,000 SF
OFFICE SF	992 SF
YEAR BUILT	2011
LOADING CONFIGURATION	Front Load

EXTERIOR WALL MATERIAL	Metal & Masonry
ROOF MATERIAL	Metal
TRUCK COURT DEPTH	87'
CEILING HEIGHT	18'
DRIVE-IN DOORS	One (1) 12' x 14'
ELECTRICAL CAPACITY	200A/120V
HVAC	Fully conditioned
SECURITY SYSTEM	Yes



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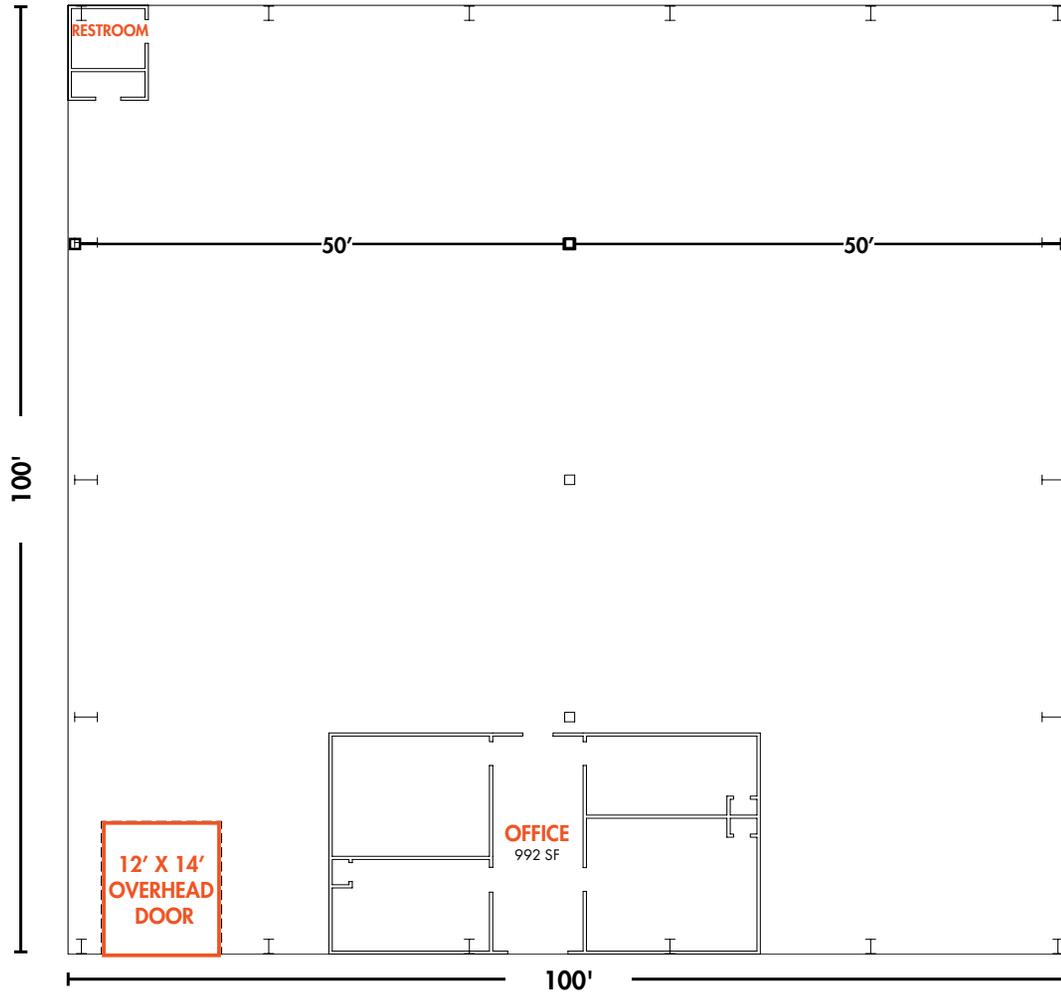
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8203 B&G COURT

FLEX SPACE FOR LEASE OR SALE

FLOOR PLAN

±10,000 SF



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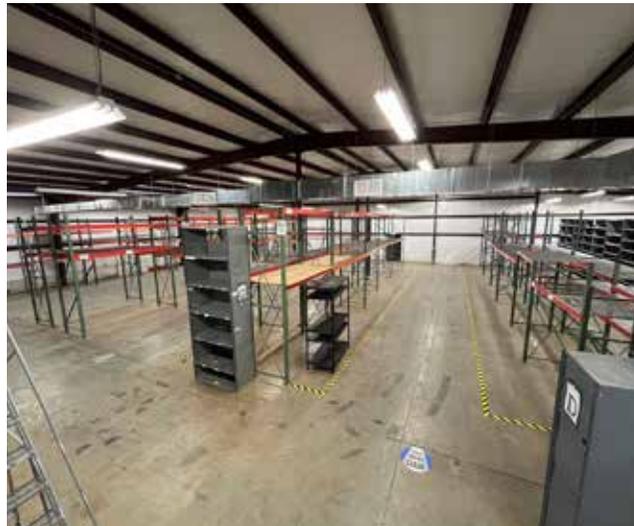
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FLEX SPACE FOR LEASE OR SALE



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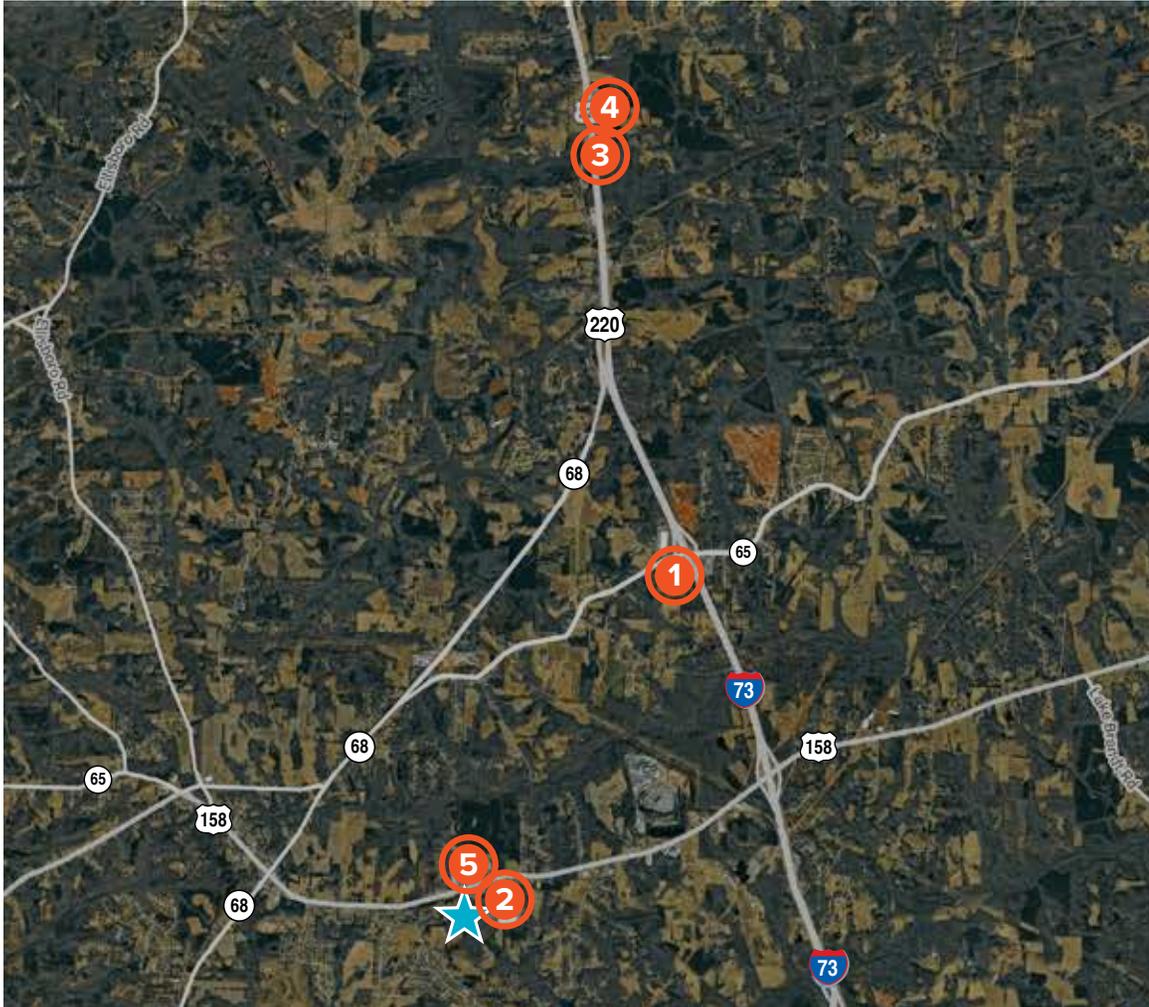
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8203 B&G COURT

FLEX SPACE FOR LEASE OR SALE

NEARBY INDUSTRIAL EMPLOYERS



-  **8203 B&G COURT**
-  **ONTEX OPERATIONS, USA**
-  **CULP TICKING**
-  **SOUTHERN SPRING AND STAMPING**
-  **KALO FOODS**
-  **ENDURA PRODUCTS**

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8203 B&G COURT

FLEX SPACE FOR LEASE OR SALE

LOCATION & ACCESS

INTERSTATES

Uninterrupted distribution to every major market in the United States

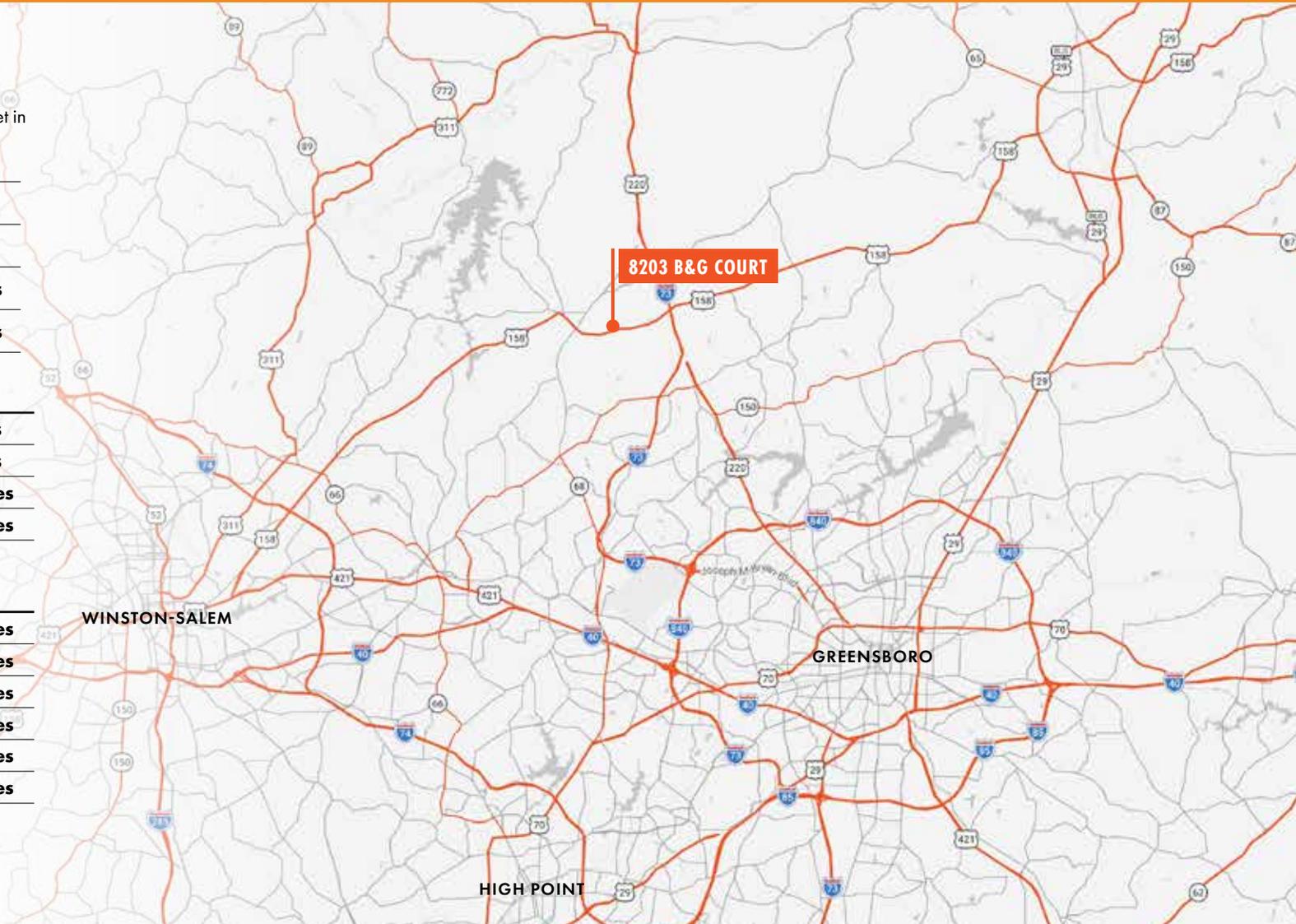
 Interstate 73	2 miles
 Interstate 40	5 miles
 Interstate 85	15 miles
 Interstate 74	20 miles

AIRPORTS

Piedmont Triad International	12 miles
Raleigh-Durham International	85 miles
Fayetteville Regional	105 miles
Charlotte Douglas International	100 miles

SEAPORTS

Wilmington, NC	225 miles
Morehead City, NC	240 miles
Norfolk, VA	255 miles
Charleston, SC	280 miles
Savannah, GA	320 miles
Jacksonville, FL	460 miles



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