

27,000 sqft For Sale or Lease.



### PROPERTY HIGHLIGHTS

- 30,059 total SF (27665 main level plus 2394 Basement)
- 1.38 acres.
- 2 dock doors.
- 1 Drive in door.
- 19' clear height.
- Zoning I-3.
- Water/Sewer - City of Burlington.
- Gas - Piedmont Natural Gas.
- Electricity - Duke Energy.
- 12500+ amps, 240v, Delta power.
- Sprinkler system.
- Security alarm.
- Video surveillance system.
- Easy access to I-40 and I-85



**JOIN THE GROWTH TREND IN ALAMANCE COUNTY.**

**RECENTLY ANNOUNCED MAJOR PROJECTS INCLUDE:**

- Sheetz 250,000 SF
- ABB 175,000 SF
- Lidl 950,000 SF
- Kayser Roth 100,000 SF
- Walmart 450,000 SF
- Kidde 120,000 SF
- Nypro 100,000 SF
- GKN 135,000 SF

