

# 174

## TROLLINGWOOD RD

HAW RIVER, NC

### INDUSTRIAL WAREHOUSE

**FOR  
LEASE**



### PROPERTY HIGHLIGHTS

- ±27,940 SF
- **\$5.50/SF NNN**
- Ceiling Height: Front Section 12.5' - 16'
- Ceiling Height: Back Section 16.5' - 17.4"
- Column Spacing: Front Section 38.5" x 120"
- Column Spacing: Back Section 28' x 40'
- Dock High Door: 1 - 12' x 15'
- Drive In Doors: 1 - 10' x 12' and 1 - 12' x 15'
- Sprinkler: Wet
- Fenced Yard & Security Gate
- Outside Storage

### DEMOGRAPHICS

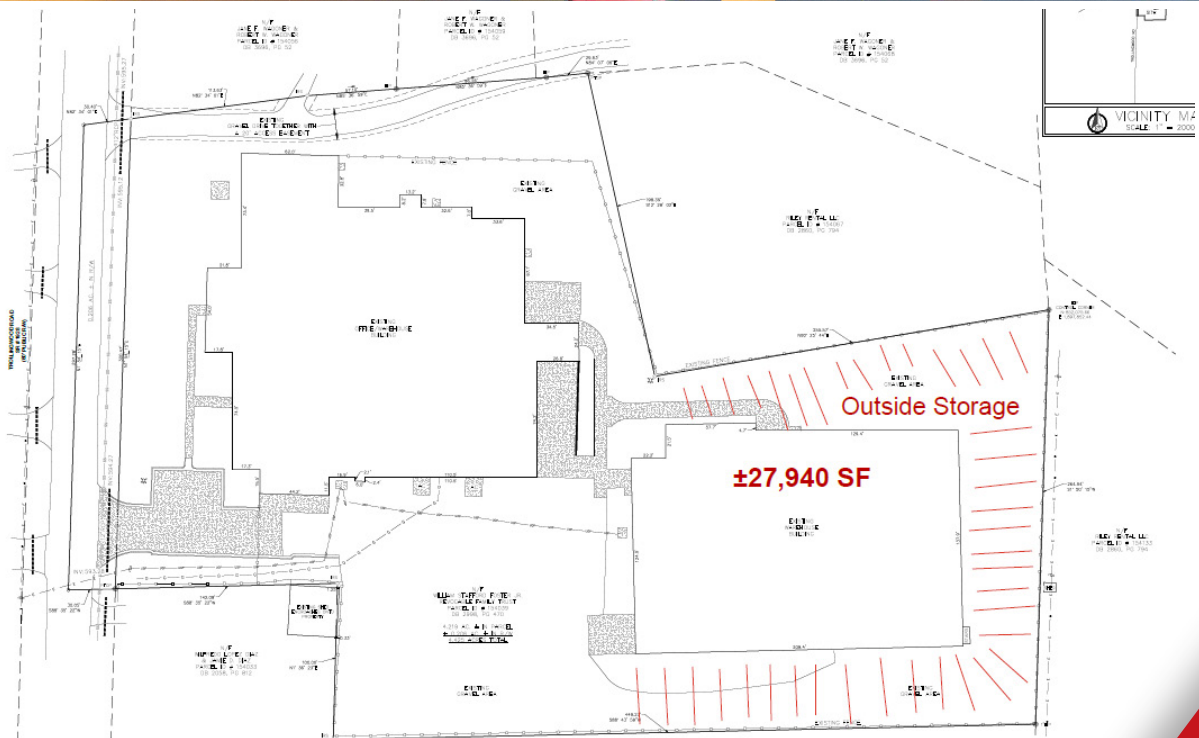
	1 Mile	3 Miles	5 Miles
Total Population	1,922	20,778	76,138
Total Households	804	8,472	31,012
Total HH Income	\$70,536	\$75,212	\$78,708

**NAI** Piedmont Triad  
Commercial Real Estate Services, World Wide

**HOWARD HAWKS**

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