

**50,000 SF
INDUSTRIAL FACILITY
FOR LEASE**



CLEMMONS, NC 27012

**6240
CLEMENTINE DRIVE**

CBRE

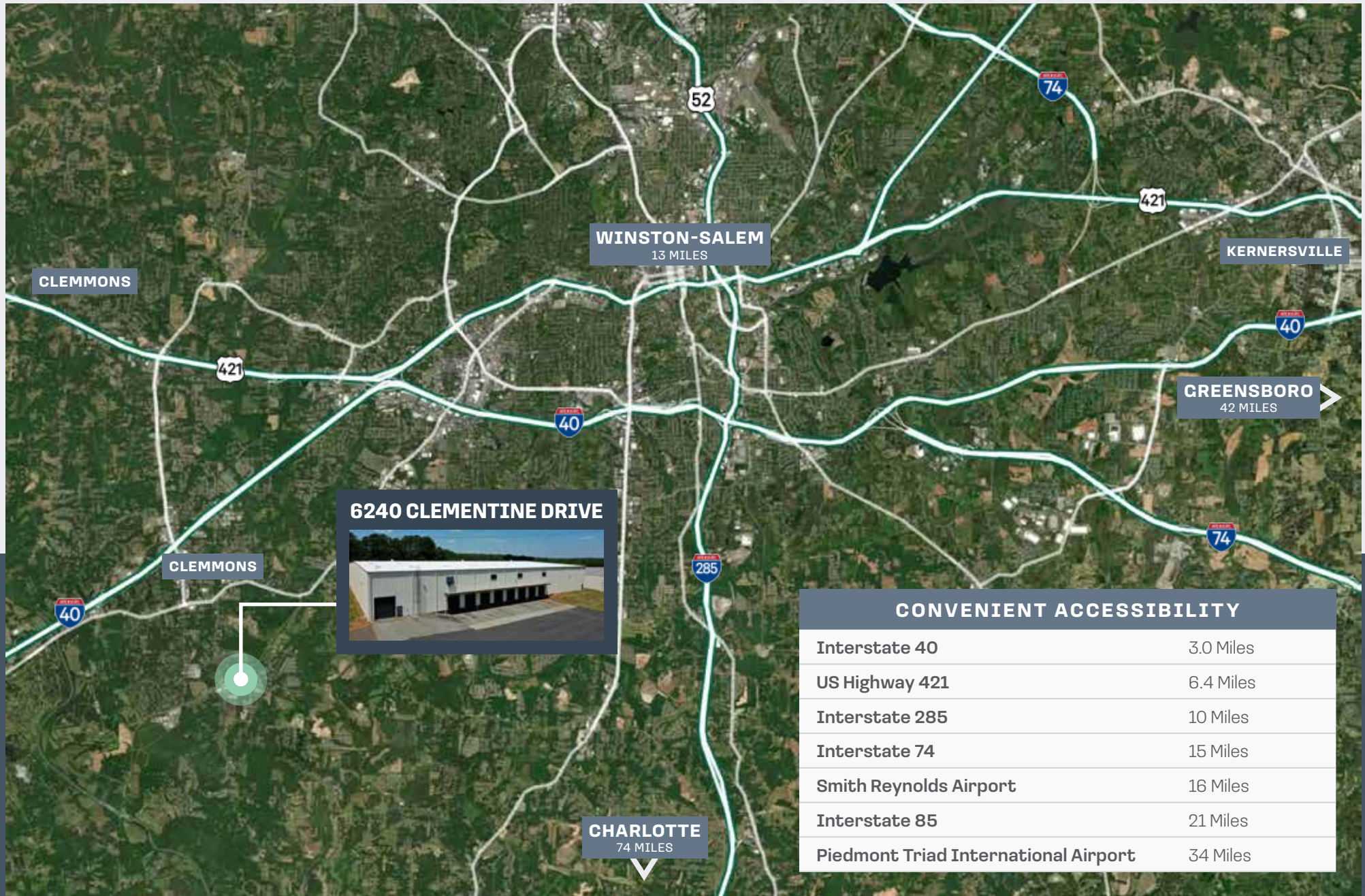
BUILDING SPECIFICATIONS

6240 Clementine Drive, Clemmons, NC 27012

Building Size	50,000 SF
Available Space	25,000-50,000 SF
Office Space	±500 SF
Clear Height	27' - 32'
Warehouse Lighting	LED
Zoning	GI-S
Dock Doors	Eight (8)
Drive-in Door	One (1)
Truck Court Depth	114'
Sprinkler	ESFR
Power	3-Phase, 208-V, 200amps
Site Size	8.15 Acres
Year Built	1984



AERIAL MAP





CLEMMONS, NC 27012

6240 CLEMENTINE DRIVE

50,000 SF
INDUSTRIAL FACILITY
FOR LEASE

SAM HAUS

Vice President

+1 336 714 0387

sam.haus@cbre.com

RICHARD MOSSMAN

Executive Vice President

+1 336 499 9956

richard.mossman@cbre.com

CBRE

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.