710 Almondridge Drive

Rural Hall, North Carolina 27045

±446,818 SF Conditioned Industrial Building with Ample Trailer Parking in the North Forsyth Submarket

FOR LEASE

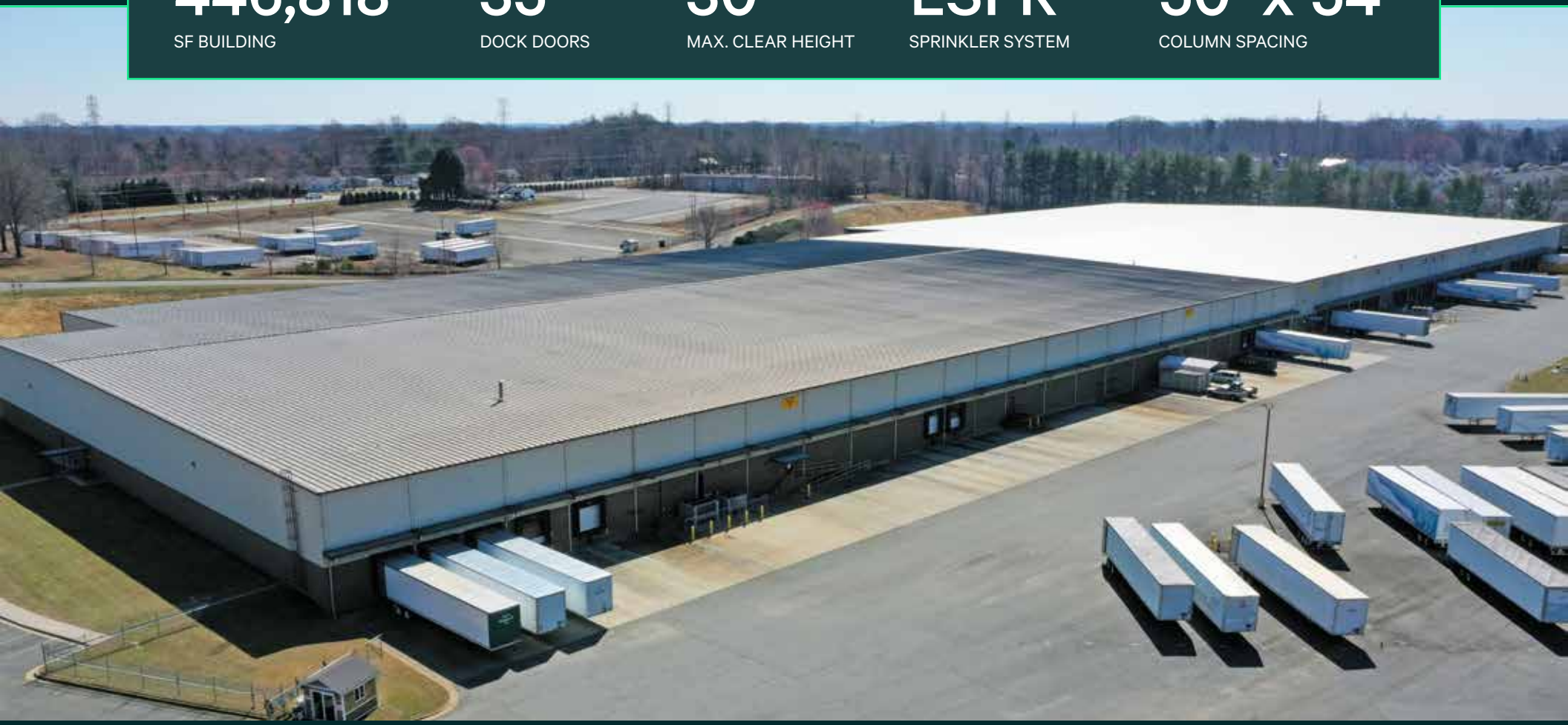
CBRE

Property Overview

710 ALMONDRIDGE DRIVE

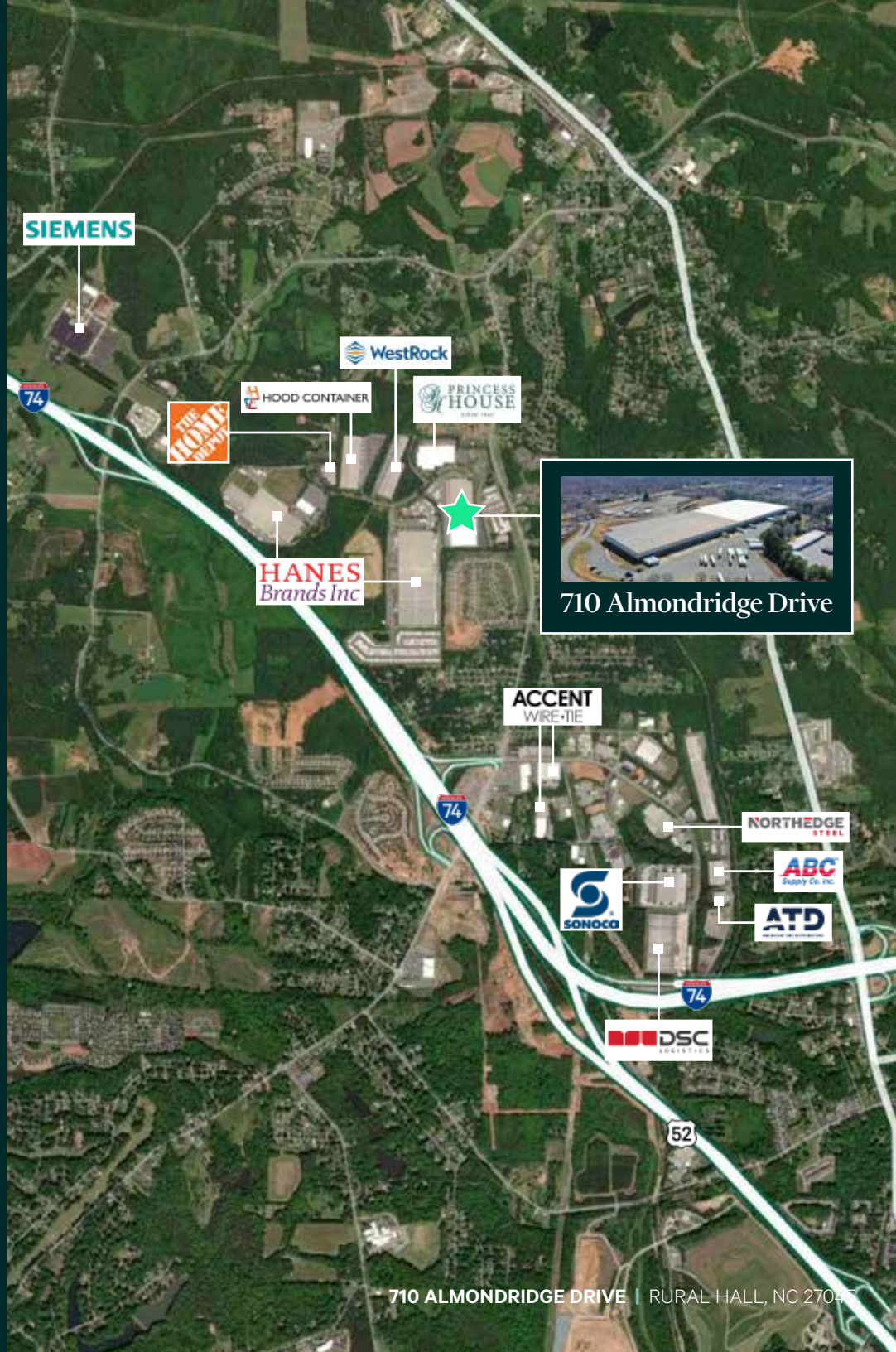
Situated in an established industrial park in North Forsyth County adjacent to Interstate 74, 710 Almondridge Drive boasts ease of access to the major arterial thoroughfares in the area including I-40, I-77, I-85 and I-73. This 446,818 SF industrial facility is located off of Northridge Park Drive in Rural Hall, North Carolina.

446,818	35	30’	ESFR	50’ x 54’
SF BUILDING	DOCK DOORS	MAX. CLEAR HEIGHT	SPRINKLER SYSTEM	COLUMN SPACING



Property Specifications

Building Size	±446,818 SF
Available SF	±200,000–446,818 SF
Parcel Size	33.03± AC
Office SF	±8,450 SF total approx. ±3,060 SF of finished office & 3 other ancillary office areas throughout the warehouse
Zoning	Light Industrial (LI)
Loading Docks	35 Dock High Doors & 1 Ground Level Door (12' x 12')
Dock Equipment	Locks, lights and manual levers
Construction Type	Steel frame, concrete block & metal panels
Clear Height	27' - 30'
Column Spacing	50' x 54'
Auto Parking	214 surface lot spaces (more if truck lot is used)
Trailer Parking	Ample
Warehouse Lighting	High Bay LED's with LED emergency & motion sensors throughout
HVAC	Fully Conditioned
Fire Protection	ESFR sprinkler
Power	Two (2) 2,000 amp feeds



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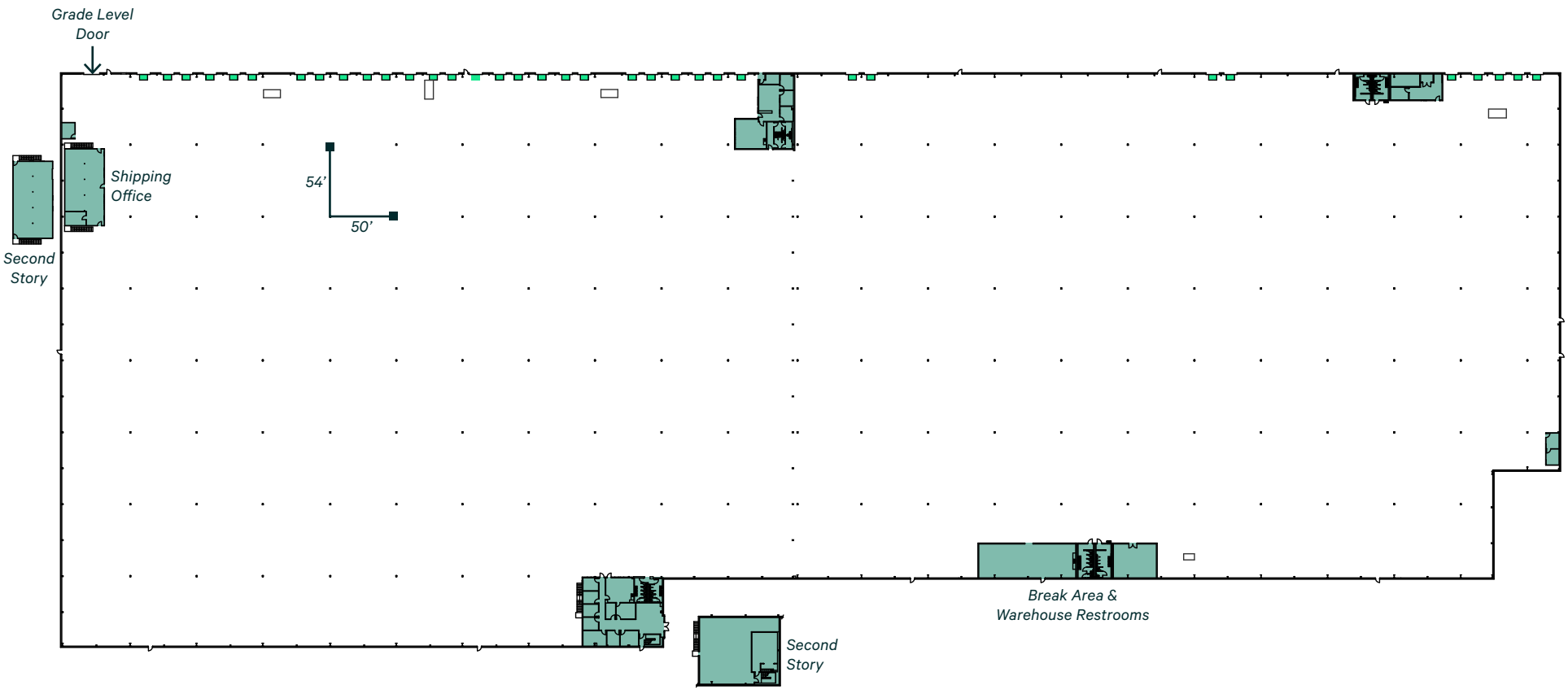
Ample Trailer Parking

Floor Plan

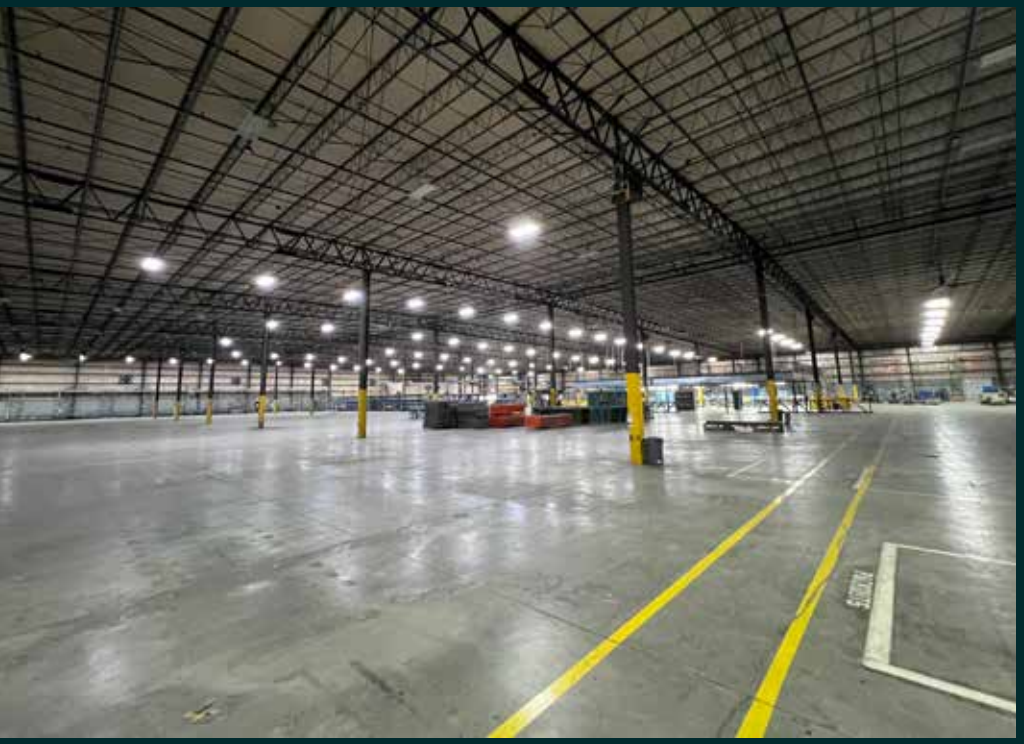
446,818 SF

AVAILABLE



8,450 SF of Office Space

35 Loading Docks



For Lease

710 ALMONDRIDGE DRIVE | RURAL HALL, NC 27045

Excellent Location & Interstate Access

WINSTON-SALEM NORTHERN BELTWAY

www.ncdot.gov/projects/wsnb

The N.C. Department of Transportation is building a multi-lane freeway that loops around the northern part of Winston-Salem.

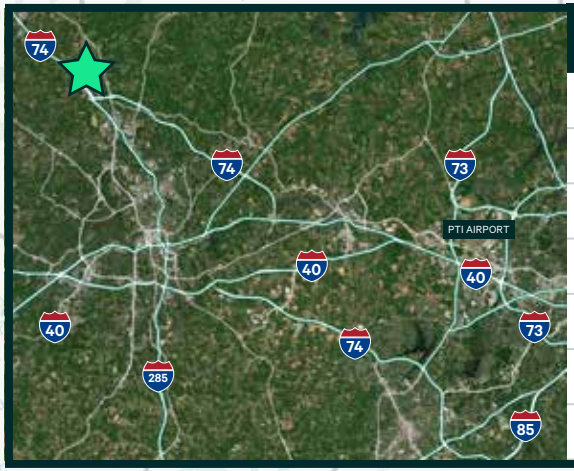
The 34.5-mile **Winston-Salem Northern Beltway** will begin at U.S. 158 southwest of Winston-Salem and end at I-74/U.S. 311 southeast of the city. The majority of the eastern part of the interchange has been completed or is near completion, with the western part of the loop set to begin construction this year. The final leg of the loop between I-40 and US-158 is scheduled to start construction in 2029.

About 100,000 vehicles and trucks travel through the area every day, which is more traffic than the roadways in the area are designed to handle. The Winston-Salem Northern Beltway will help alleviate congestion and improve safety along heavily traveled routes in Forsyth County, including U.S. 421/Business 40 and U.S. 52.

Major North Carolina Distributors & Manufacturers

710 Almondridge Drive

WINSTON-SALEM
GSO
BOOM
GREENSBORO
Lowe's
Publix
GSO INTERMODAL
Lenovo PREPAC
PRECOR
TOYOTA
MEBANE
JABIL
armacell
ThermoFisher SCIENTIFIC
LIDL
DURHAM
LifeScience Logistics
CEVA LOGISTICS
FIDELITONE
RDU
CHAPEL HILL
RALEIGH
Ashley HOMESTORE
ATRIUM
SIEMENS
MOHAWK
LEXINGTON
STATESVILLE
EGGER
Thomas
ROSS DRESS FOR LESS
ASHEBORO
Wolfspeed
APEX
VINFAST
chewy
ALDI
BONDED LOGISTICS
GILDAN
CONCORD
Red Bull
Ball
CLT INLAND PORT
Hendrick
CLT
CHARLOTTE
CLT INTERMODAL



INTERSTATE ACCESSIBILITY	
Interstate 74	1.1 Miles
Interstate 40	13.3 Miles
Interstate 285	13.3 Miles
Interstate 73	26 Miles
Interstate 77	34 Miles
Interstate 85	35 Miles
Interstate 81	70 Miles

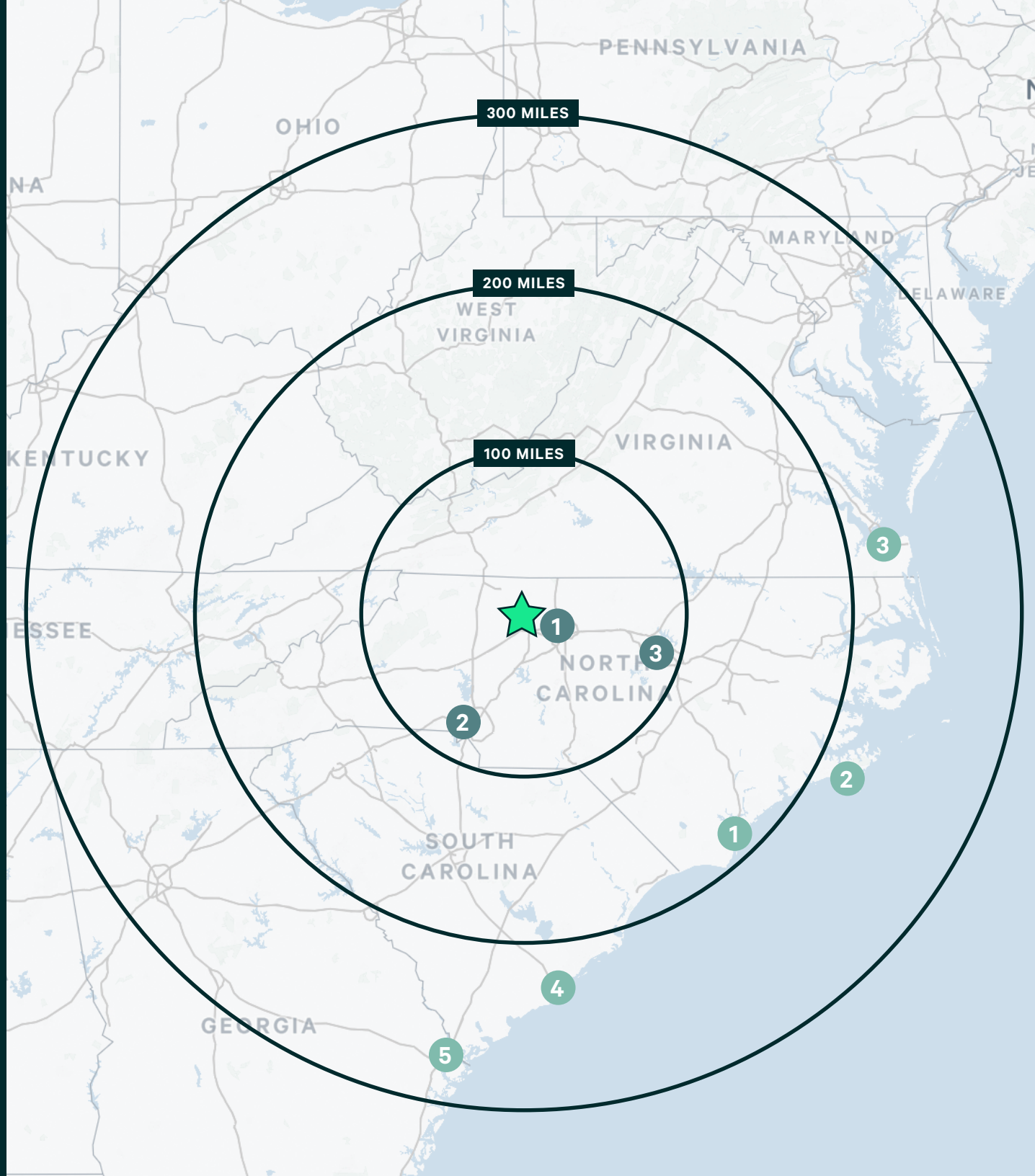
710 Almondridge Drive offers ease of access to major airports and seaports, with less than 100 mile to three international airports and less than 350 to five coastal ports.

Airports

1. **PIEDMONT TRIAD INTERNATIONAL AIRPORT**
   30 Miles / 34min drive
2. **CHARLOTTE DOUGLAS INTERNATIONAL AIRPORT**
   93 Miles / 1hr 28min drive
3. **RALEIGH-DURHAM INTERNATIONAL AIRPORT**
   99 Miles / 1hr 34min drive

Seaports

1. **PORT OF WILMINGTON, NC**
   243 Miles / 3hr 42min drive
2. **PORT OF MOREHEAD CITY, NC**
   258 Miles / 4hr 28min drive
3. **PORT OF NORFOLK, VA**
   268 Miles / 4hr 23min drive
4. **PORT OF CHARLESTON, SC**
   296 Miles / 4hr 45min drive
5. **PORT OF SAVANNAH, GA**
   339 Miles / 5hr 25min drive



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CONTACTS

Greg Wilson
Executive Vice President
+1 336 331 9399
greg.wilson@cbre.com

Will Henderson
Executive Vice President
+1 336 544 2745
will.henderson@cbre.com

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