



**Manufacturing & Warehouse Building  
for Sale or Lease**

**NAI Piedmont Triad**

Commercial Real Estate Services, World Wide

**541 HAWKINS STREET**  
B U R L I N G T O N , N C

# PROPERTY *overview*

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Sale Price - \$4,500,000

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Lease Price - \$4.25 Modified Gross –  
Tenant pays utilities and maintenance

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Heavy Industrial Zoning

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Approximately 80,000 square feet

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30,000 square feet fully conditioned in manufacturing area

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Three separate office areas

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One street facing retail type area that was formerly used for  
masonry product sales

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One large drive-in door on Hawkins Street (Can handle a RV)

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3 dock high doors in rear

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One drive-in door in rear (area leased to vending company)

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11-foot-high ceiling in manufacturing area

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Wet Sprinkler System in manufacturing area.  
Dry System in the balance of the building.

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Warehouse-Storage area of approximately 49,000 square feet  
(ceiling height varies from 10' to 16')

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26 vehicle parking spaces in lot (street parking is allowed)

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Roof was replaced in the past 5 years on the  
manufacturing area

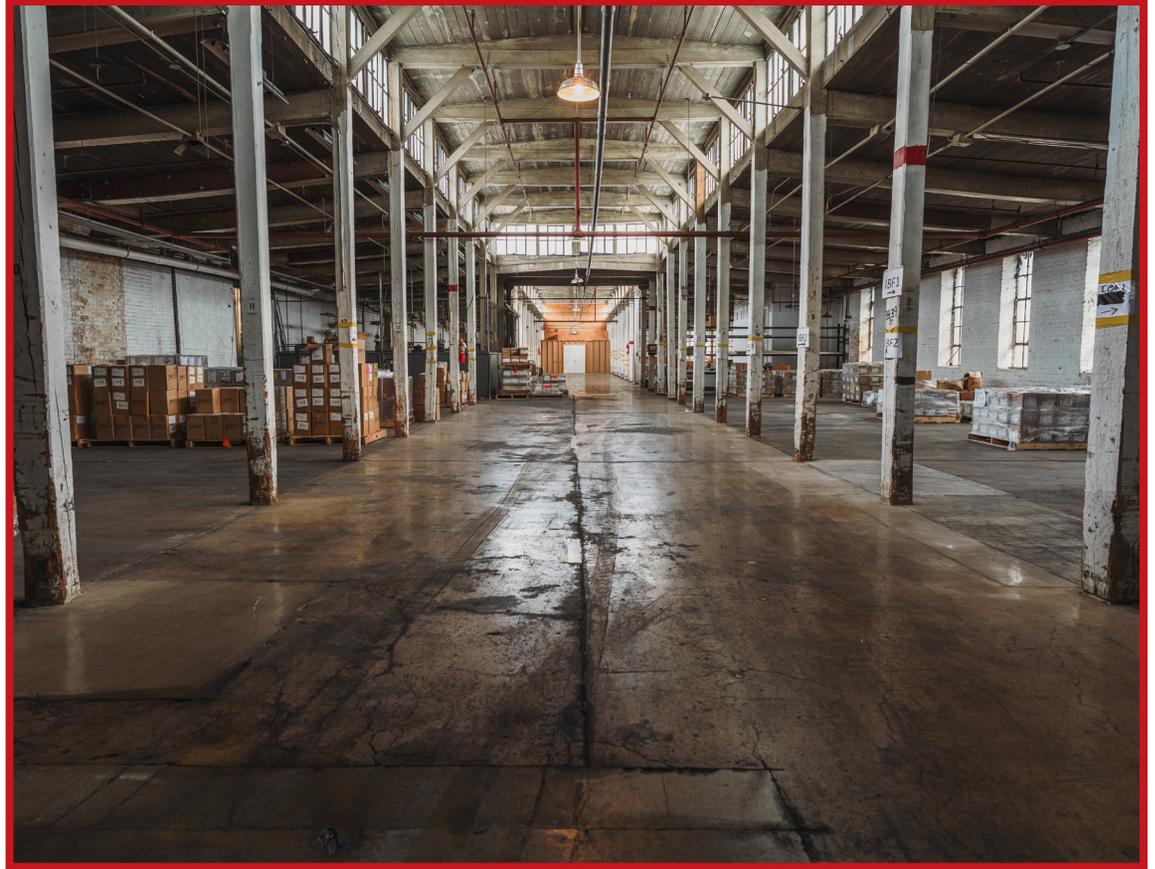
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800 amp 240-volt delivery

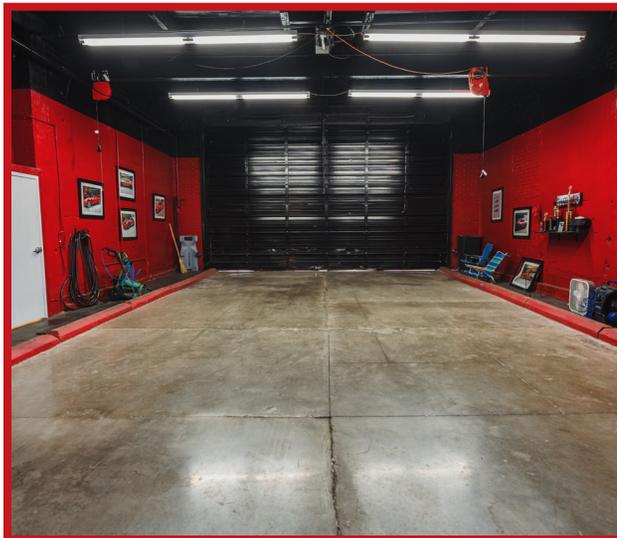
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600 amp 480/277-volt delivery

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# PROPERTY *overview*



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**BROKERAGE  
DEVELOPMENT  
INVESTMENTS**

**FOR MORE INFORMATION, CONTACT:**

**BOB LEWIS, CCIM, SIOR**  
SHAREHOLDER & BROKER  
(O) 336.584.9033  
(C) 336.214.1799  
blewis@najpt.com

**CHRIS LOWE, CCIM, SIOR**  
SHAREHOLDER & BROKER  
(O) 336.358.3235  
(C) 336.207.3245  
clowe@najpt.com

348 N. Elm Street • Greensboro, NC 27401 • najpt.com

