

521 MILLING ROAD

FOR SALE/LEASE | MOCKSVILLE, NC 27028

Linville | Team Partners

COMMERCIAL REAL ESTATE



PROPERTY HIGHLIGHTS

PROPERTY TYPE	Industrial
AVAILABLE SF ±	50,520 - 109,397
SALE PRICE	\$6,295,000
LEASE RATE	\$3.50-\$3.95, NNN

DESCRIPTION

Opportunity Zone! ±185,742 SF industrial property in Mocksville. ±16' ceiling heights with a small section of the building being ±20'. 8 docks and 3 drive-ins with the ability to add more if needed. Ownership will modify, improve, or customize the property with acceptable lease terms. Public water and public sewer- property has 3,200amps, 277-480volt 3-phase. 18 acres- space for outdoor parking and storage. Fully sprinklered. Brand new roof under warranty. Located less than 4 miles from I-40, 2 miles from Highway 64, and less than 1 mile from Highway 158. 1 hour drive to Charlotte and 30 minute drive to Winston-Salem. Estimated NNN charges: ±\$0.59.



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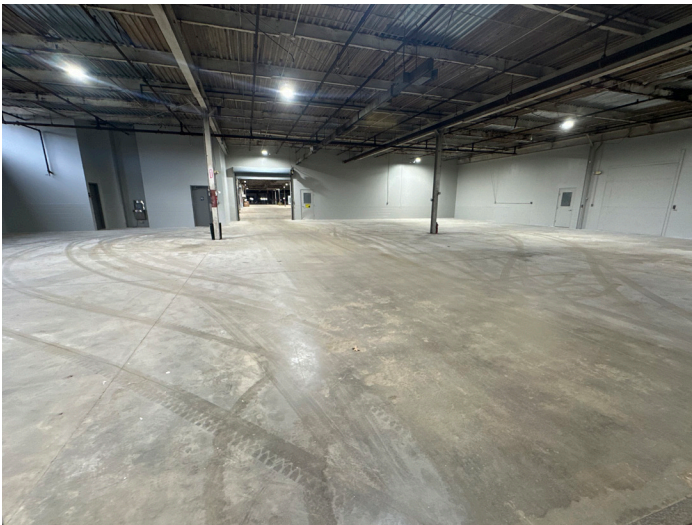
P 336.724.1715

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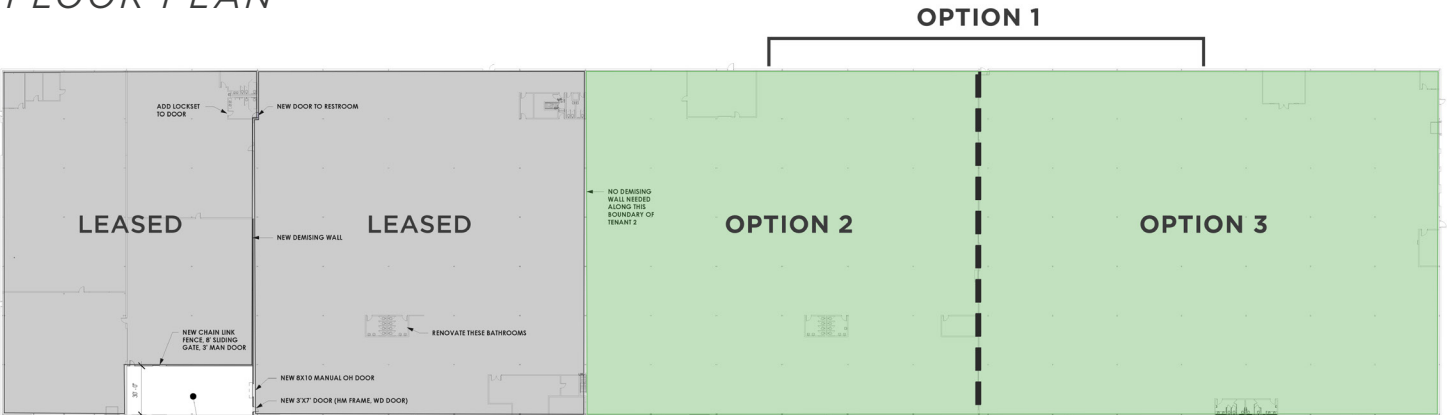
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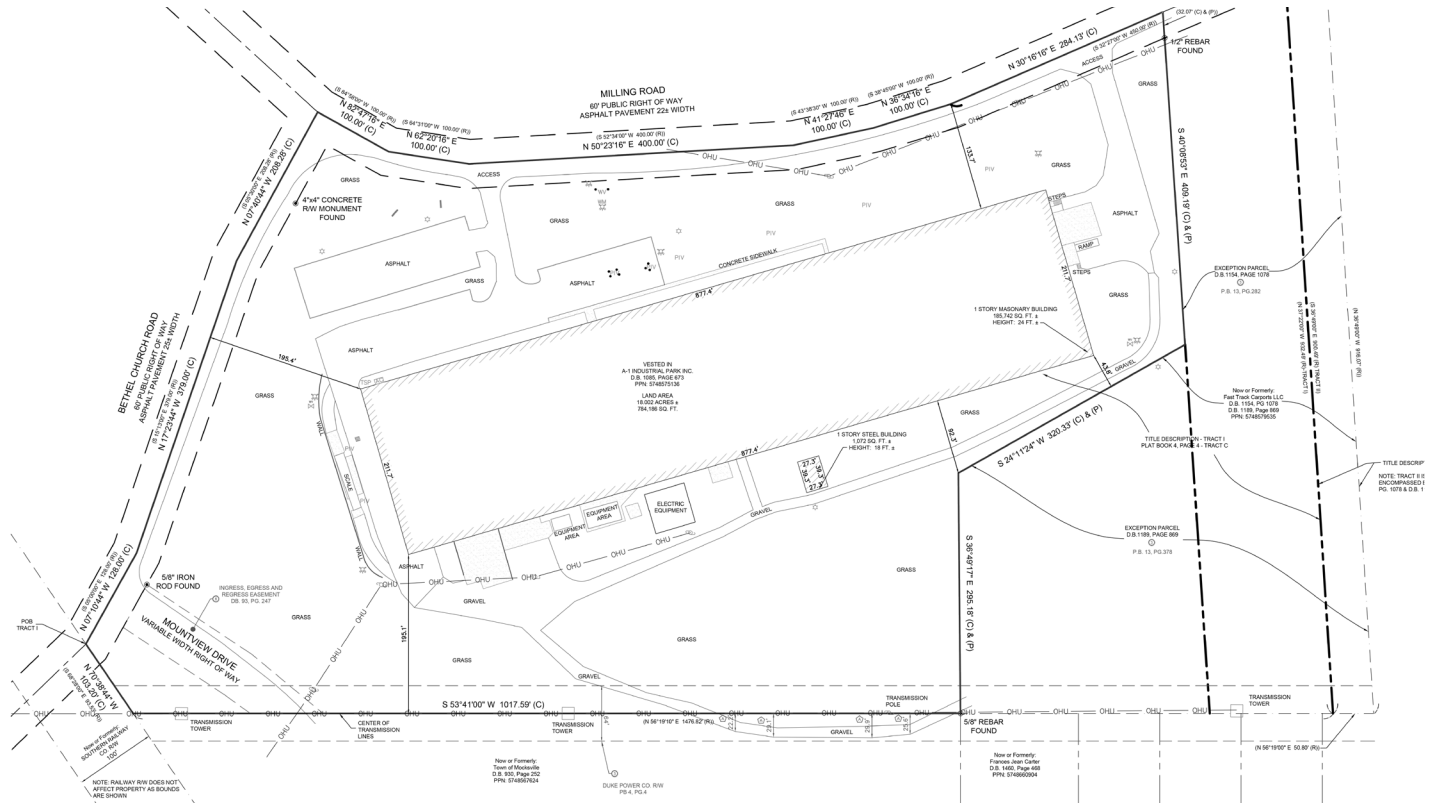
FLOOR PLAN



SHARED DOCK
2,324 SQ. FT

LEASE OPTIONS	SIZE	LEASE RATE	DOORS
OPTION 1	±109,397 SF	\$3.70 psf	2 Drive-In Door, 4 Dock Doors
OPTION 2	±50,520 SF	\$3.50 psf	1 Drive-In Door
OPTION 3	±58,877 SF	\$3.95 psf	1 Drive-In Door, 4 Dock Doors

SITE PLAN



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DISTANCE FROM AIRPORTS

46 MILES FROM PIEDMONT TRIAD INTERNATIONAL AIRPORT

67 MILES FROM CHARLOTTE-DOUGLAS INTERNATIONAL AIRPORT

117 MILES FROM RALEIGH-DURHAM INTERNATIONAL AIRPORT

DISTANCE FROM HIGHWAYS

0.8 MILES FROM HIGHWAY 158

2.1 MILES FROM HIGHWAY 64

3.8 MILES FROM INTERSTATE 40



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PROPERTY INFORMATION

PROPERTY TYPE	Industrial	DOCK DOORS	8
AVAILABLE SF ±	50,520 - 109,397	DRIVE-IN DOORS	3
BUILDING SF ±	185,742	CEILING HEIGHTS	16'
ACRES	18.0	COLUMN SPACING	30'-40'

PRICING & TERMS

SALE PRICE	\$6,295,000	LEASE RATE	\$3.50-\$3.95, NNN
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