

521 MILLING ROAD

FOR SALE/LEASE | MOCKSVILLE, NC 27028

Linville | Team Partners

COMMERCIAL REAL ESTATE



PROPERTY HIGHLIGHTS

PROPERTY TYPE	Industrial
SALE PRICE	\$6,100,000
LEASE OPTION 1	\$3.70 psf, ±109,397 SF
LEASE OPTION 2	\$3.50 psf, ±50,520 SF
LEASE OPTION 3	\$3.95 psf, ±58,877 SF

DESCRIPTION

±50,520-109,397 SF available in Mocksville. ±16' ceiling heights, 4 dock doors, and 2 drive-in doors. Ownership will modify, improve, or customize property (including adding additional docks/drive-ins) with acceptable lease terms. Public water and public sewer. 3,200 amps, 277-480volt 3-phase power. 18.0 acres with space for outdoor parking and storage. Fully sprinklered with new roof. Located less than 4 miles from I-40, 2 miles from Highway 64, and less than 1 mile from Highway 158. One hour drive to Charlotte and 30 minutes to Winston-Salem. Estimated NNN charges: ±\$0.59.



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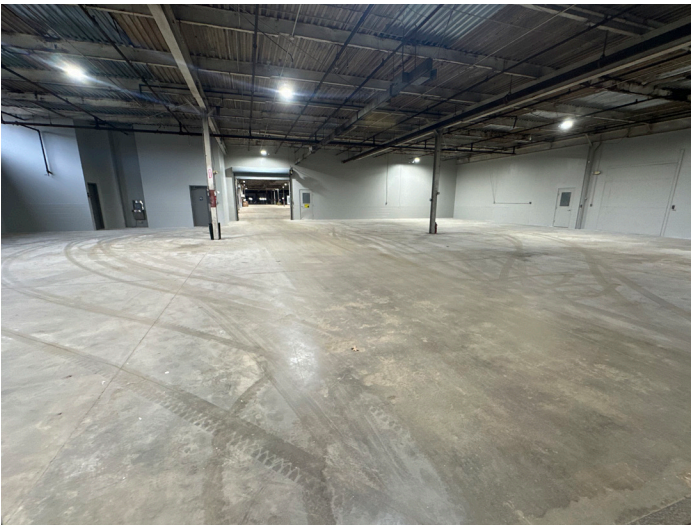
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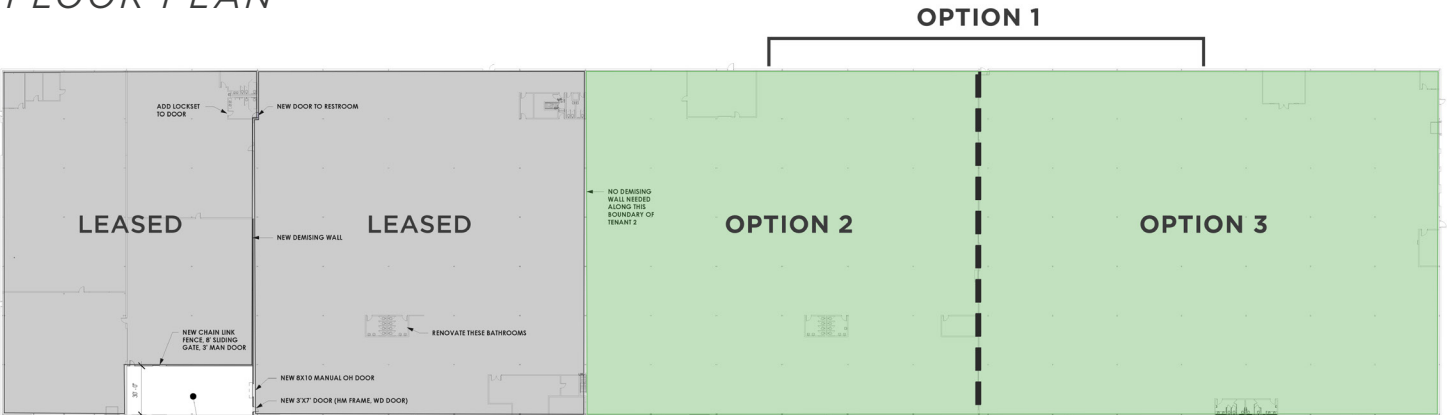
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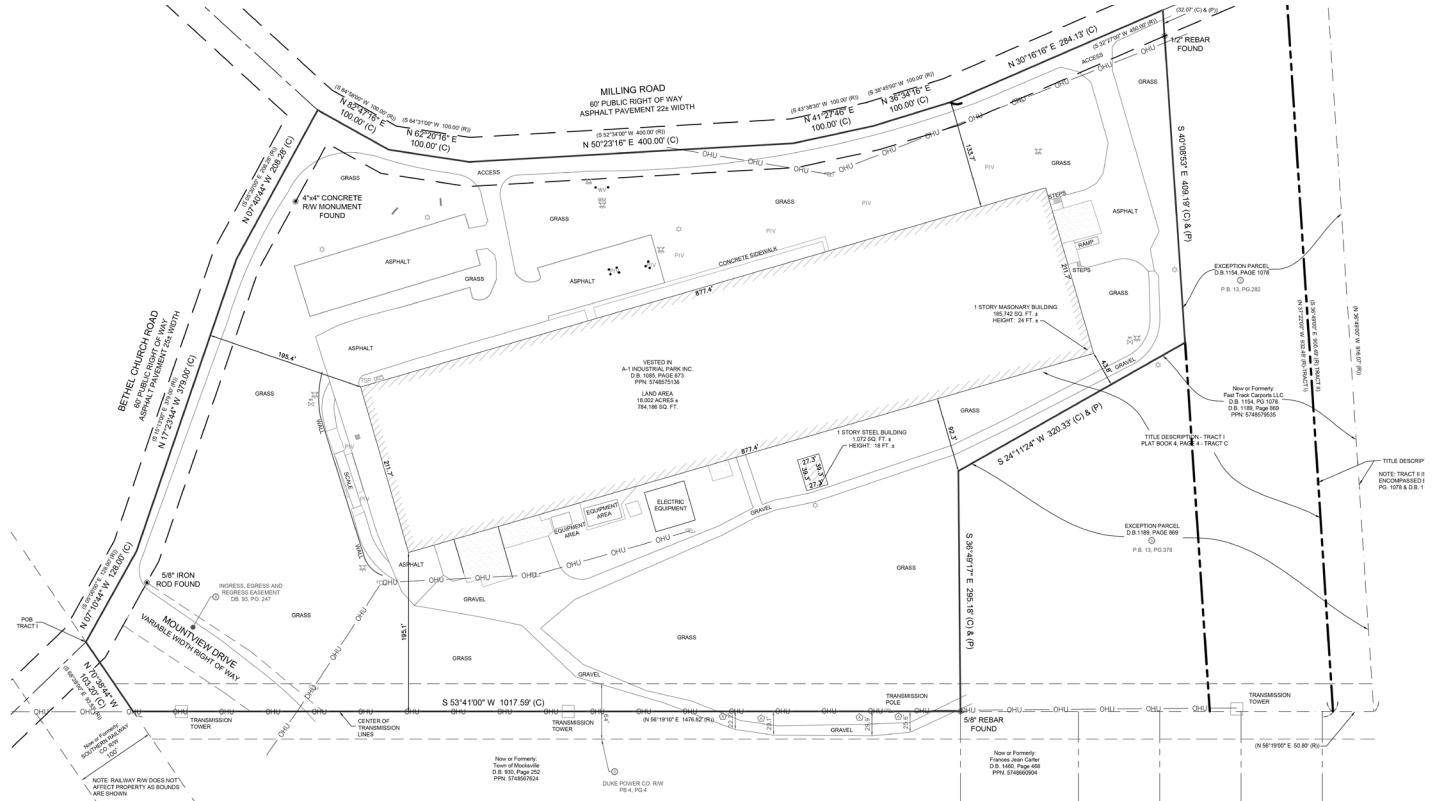
FLOOR PLAN



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	4
AVAILABLE SF ±	50,520 - 109,397	DRIVE-IN DOORS	2
BUILDING SF ±	185,742	CEILING HEIGHTS	16'
ACRES	18.0	COLUMN SPACING	30'-40'

PRICING & TERMS

SALE PRICE	\$6,100,000	LEASE OPTION 1	\$3.70 psf NNN, ±109,397 SF
LEASE OPTION 2	\$3.50 psf NNN, ±50,520 SF	LEASE OPTION 3	\$3.95 psf NNN, ±58,877 SF

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