

1121 CORPORATION DRIVE

FOR SALE/LEASE | ARCHDALE, NC 27263

Linville | Team Partners

COMMERCIAL REAL ESTATE

±252,081 FLEX/INDUSTRIAL BUILDING AVAILABLE



PROPERTY HIGHLIGHTS

PROPERTY TYPE Flex/Industrial

AVAILABLE SF ± 252,081

SALE PRICE \$8,400,000

LEASE RATE \$4.35 psf NNN

DESCRIPTION

±252,081 SF heavy industrial building on 19.83 acres located in Archdale, NC. Highly functional, fully sprinklered property with 24 docks, 4 drive-ins, large uncovered loading dock area, and dust collection system. Designed to support high-volume operations. Building could be subdivided to accommodate multiple tenants/users as fire-rated separation exists between most of the sections. Some equipment, including spray booths, could potentially remain as part of the sale. Environmental due diligence available upon request. Easy access to US Highway 29 and only 9 minutes to I-85.



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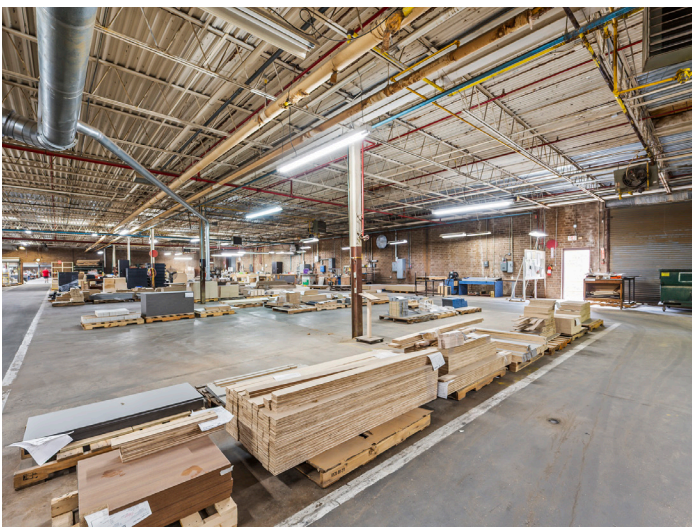
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206 W. FOURTH STREET • WINSTON-SALEM • NORTH CAROLINA • 27101

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PROPERTY INFORMATION

PROPERTY TYPE	Flex/Industrial	RESTROOMS	10
AVAILABLE SF ±	252,081	DOCK DOORS	24
ACRES	19.83	DRIVE-IN DOORS	4 (12'x11')
YEAR BUILT	1972	EXTERIOR	Brick Veneer
ZONING	HI R-15	TAX PIN	7708393180

PRICING & TERMS

SALE PRICE	\$8,400,000	LEASE RATE	\$4.35 psf NNN
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