

## 106 Short Street

KERNERSVILLE, NC 27284

±9,022 SF OFFICE/FLEX BUILDING IN KERNERSVILLE

FOR LEASE



±9,022 SF Office/Flex building in Kernersville. 40+ parking spaces. The main building has a large open work area in addition to 10 private offices with 2 conference rooms, a kitchenette and several smaller storage/work rooms. There is a reception/admin area that supports two entrances to the building. The ±2,400 warehouse has a drive-in garage door and a small mezzanine storage area.

TO LEARN MORE ABOUT THIS PROPERTY CONTACT:



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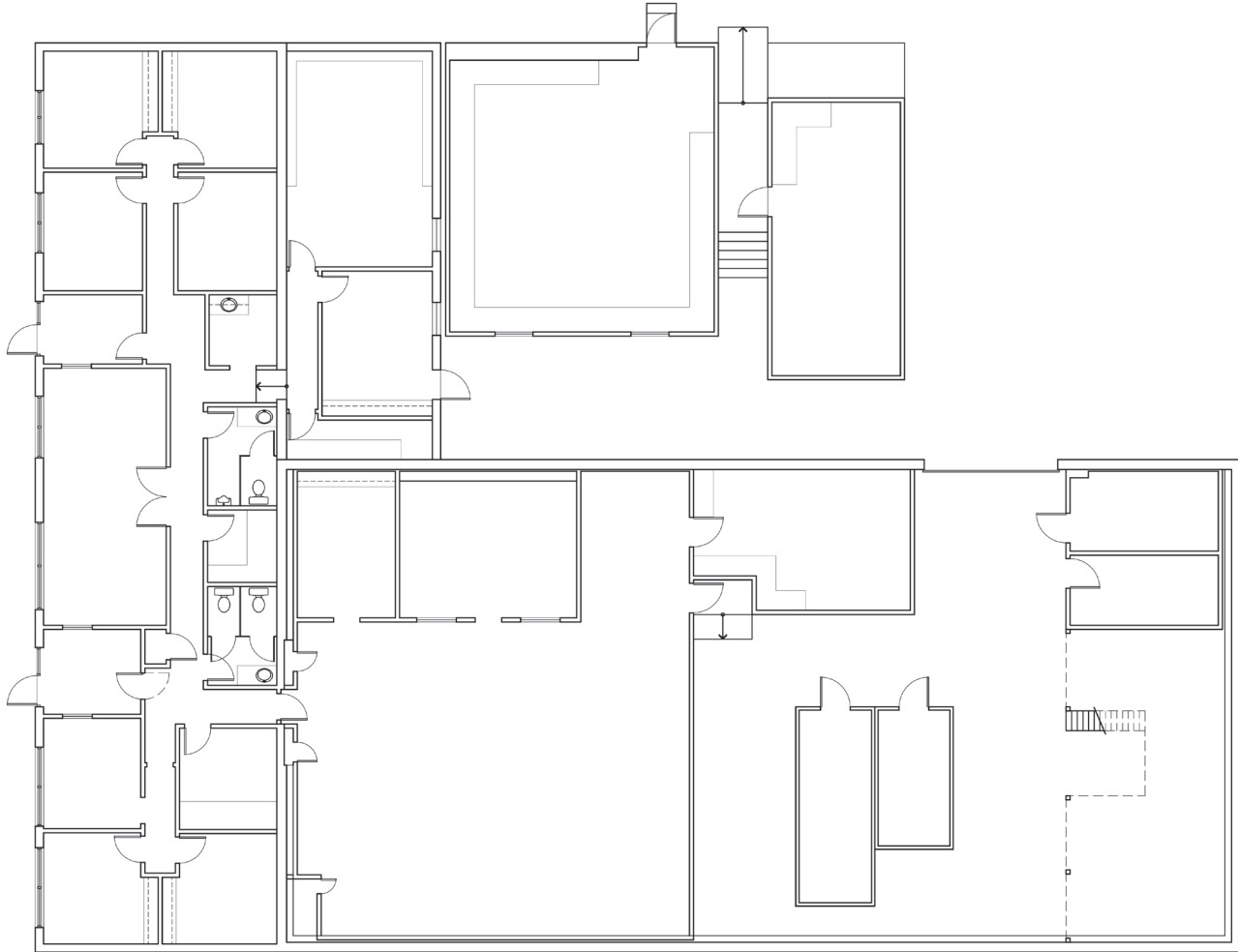
**Sarah Beth Ruffin**  
SarahBeth@LTPcommercial.com

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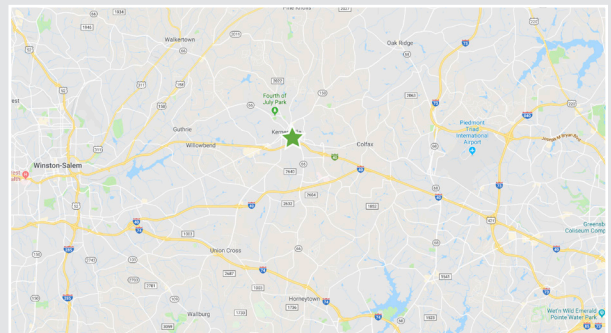
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- ±9,022 SF Office/Flex building in Kernersville
- Main building has 10 private offices, 2 conference rooms and a large open work area
- Reception/admin area that supports two entrances to the building
- Also includes two fully heated and cooled outdoor office pods
- **Lease Rate: \$7.50, Modified Gross**

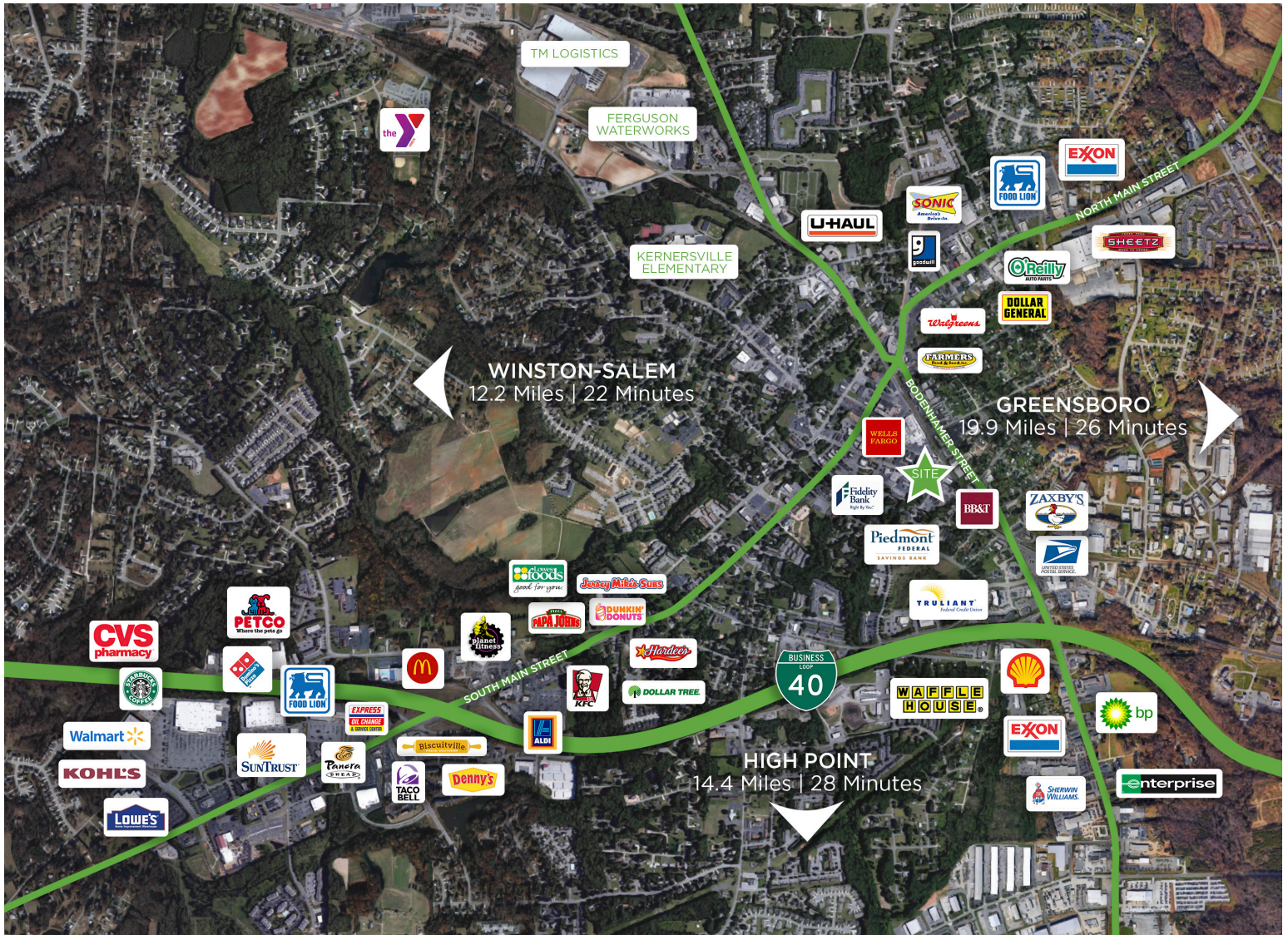


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## LOCATION

Address 106 Short Street, Kernersville, NC 27284

## PROPERTY DETAILS

Property Type	Office/Flex	Property Subtype	Flex Space, Warehouse	Warehouse SF ±	4,212	Sprinklered	None
Building SF ±	9,022	Year Built	1969	Office SF ±	4,846	# Buildings	1
Parking	40+	# Pods	2	# Floors	1		

## TAX INFORMATION

Zoning	GI	Tax PIN	6886-43-1992	Tax Map	684862	Tax Block/Lot	2133/064
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## PRICING & TERMS

Lease Rate	\$7.50	Lease Type	Modified Gross
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**Comments** ±9,022 SF Office/Flex building in Kernersville. 40+ parking spaces. The main building has a large open work area in addition to 10 private offices with 2 conference rooms, a kitchenette and several smaller storage/work rooms. There is a reception/admin area that supports two entrances to the building. The ±2,400 warehouse has a drive-in garage door and a small mezzanine storage area.

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