

## 350 Forum Parkway

RURAL HALL, NC 27045

UP TO ±94,000 SF WAREHOUSE/OFFICE SPACE

FOR LEASE



Centrally located warehouse/distribution facility located directly off US 52 and soon to be completed Beltway. Zoned General Industrial (GI). Totalling ± 132,000 SF, of which ± 122,000 SF is warehouse and 10,000 SF is office. Leasable space ranges between 23,000 SF - ±94,000 SF of warehouse and all office space. 26' ceiling height at centers, 17'4" at the eaves. Pre-engineered metal building built in 1992. 11 dock high doors; (4) 10'x10', (6) 8'x10', (1) 12'x14'. Two 12'x14' drive in doors. Interior bay spacing 25'x50'. 100% wet sprinkler system. 2000 amp service. All public utilities available.

TO LEARN MORE ABOUT THIS PROPERTY CONTACT:



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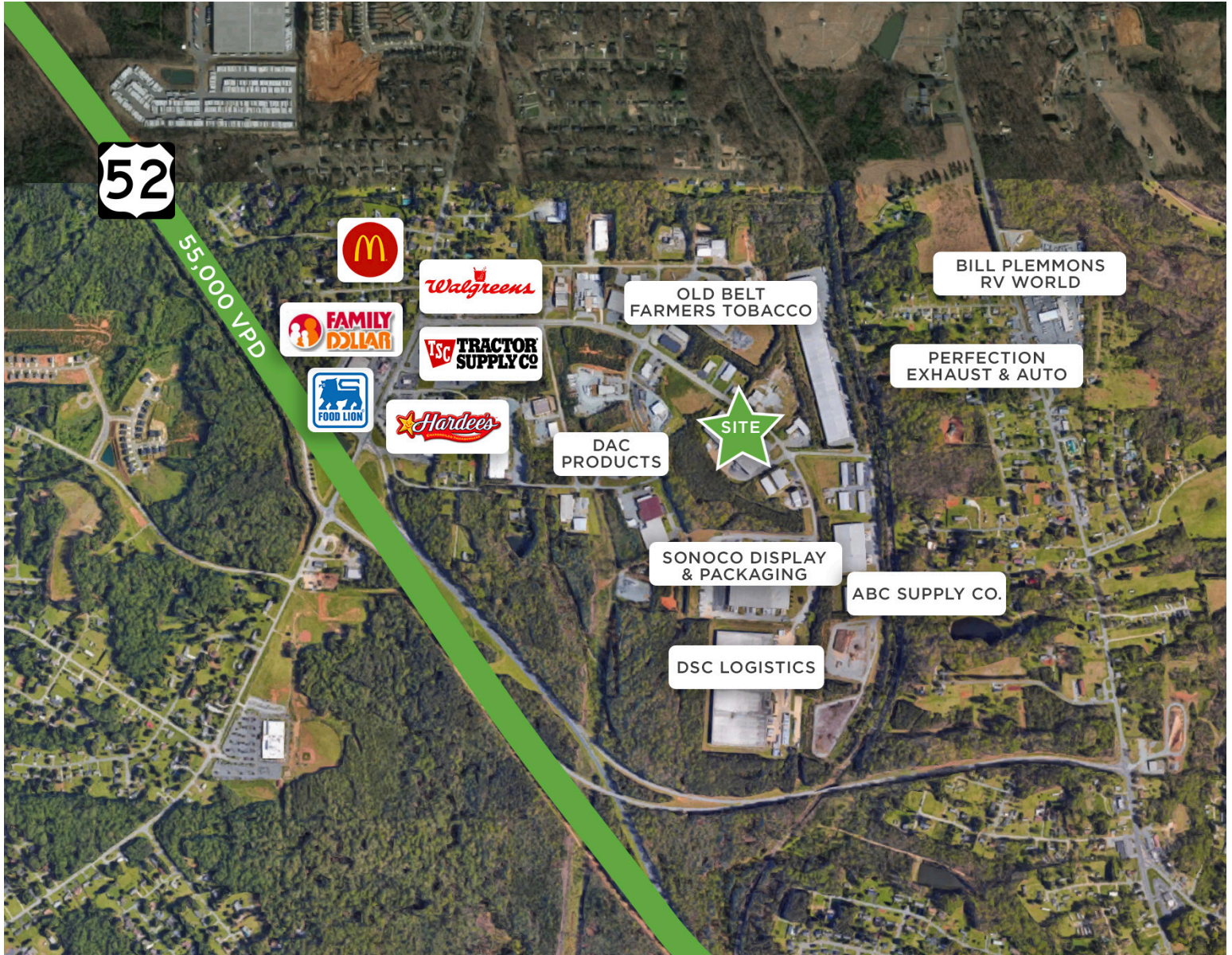


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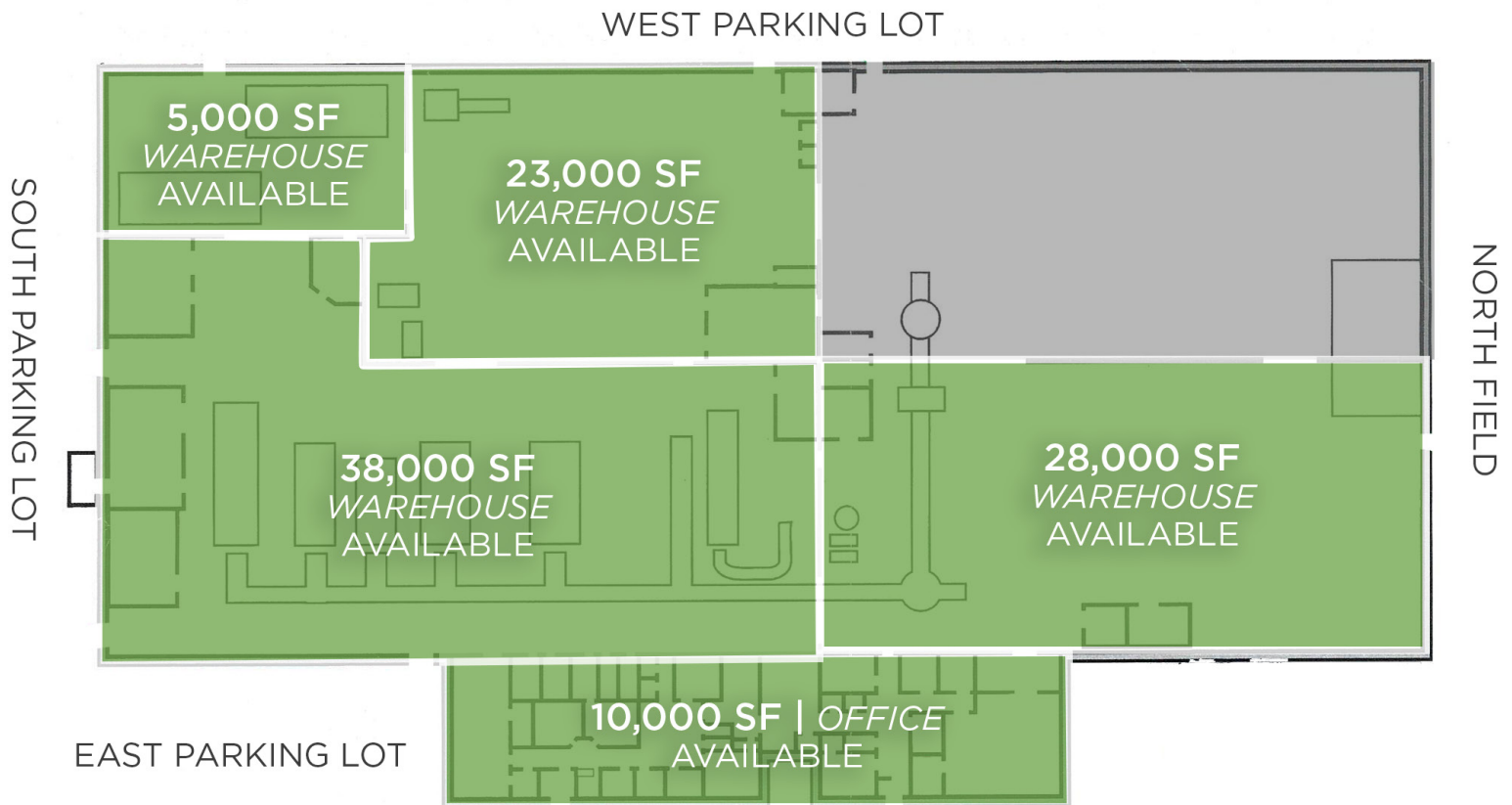
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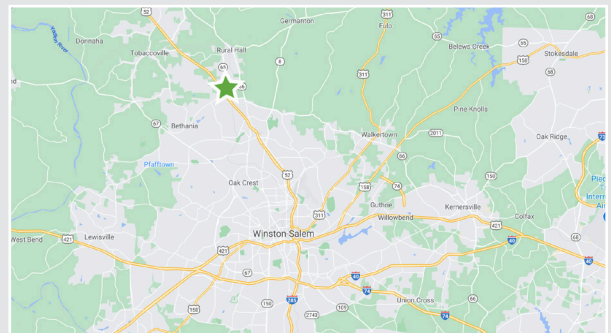
RURAL HALL, NC 27045

UP TO ±94,000 SF WAREHOUSE/OFFICE SPACE

FOR LEASE



- Warehouse/distribution facility located off US 52
- Zoned GI with 11 dock high doors
- Available SF: 23,000 SF - ±94,000 SF of office and warehouse space available
- 100% wet sprinkler system and 2000 amp service
- **Lease Rate: \$5.00psf, NNN**





# 350 Forum Parkway

RURAL HALL, NC 27045

UP TO ±94,000 SF WAREHOUSE/OFFICE SPACE

FOR LEASE

## LOCATION

**Address** 350 Forum Parkway, Rural Hall, NC 27045

## PROPERTY DETAILS

<b>Property Type</b>	Industrial	<b>Available SF ±</b>	94,000	<b># Buildings</b>	1	<b>Total Dock Doors</b>	11
<b>Property Subtype</b>	Warehouse/Manufacturing	<b>Office SF ±</b>	10,500	<b>Dimension</b>	225' x 550'	<b># 10'x10' Doors</b>	4
<b>Acres</b>	7.23	<b>Warehouse SF ±</b>	122,000	<b>Flooring</b>	Concrete	<b># 8'x10' Doors</b>	6
<b>Year Built</b>	1992	<b>Building SF ±</b>	132,500	<b>Roof Type</b>	Metal	<b># 12'x14' Doors</b>	1
<b>Parking</b>	30 Spaces	<b>Ceiling Height</b>	26'	<b># Drive-Ins</b>	2	<b>Sprinkler</b>	Yes

## UTILITIES

**Electrical** 2000 Amp Service    **Water/Sewer** Public    **Heat** Gas Units    **Gas** Available

## TAX INFORMATION

**Zoning** GI    **Tax Value** \$3,343,000    **Tax PIN** 6819-88-7334

## PRICING & TERMS

**Lease Rate** \$5.00    **Lease Type** NNN    **Terms** 2% Lease Escalations/Annual

**Comments** Centrally located warehouse/distribution facility located directly off US 52 and soon to be completed Beltway. Zoned General Industrial (GI). Totalling ± 132,000 SF, of which ± 122,000 SF is warehouse and 10,000 SF is office. Leasable space ranges between 23,000 SF - ±94,000 SF of warehouse and all office space. 26' ceiling height at centers, 17'4" at the eaves. Pre-engineered metal building built in 1992. 11 dock high doors; (4) 10'x10', (6) 8'x10', (1) 12'x14'. Two 12'x14' drive in doors. Interior bay spacing 25'x50'. 100% wet sprinkler system. 2000 amp service. All public utilities available.

The information contained herein has been taken from sources deemed to be reliable. Linville Team Partners makes no representation or warranties, expressed or implied, as to the accuracy of this information. All information in this document is subject to verification prior to purchase or lease.

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