

220 Hopkins Road

KERNERSVILLE, NC 27284

±10,500 SF FLEX BUILDING

FOR SALE



This ±10,500 SF Flex Building sits on 1.27 acres in Kernersville, NC. Currently built out as a dance studio, the entire building is heated and cooled. One section of the building offers 20' clear height, the other section 16'. Roll up doors can be easily installed. In very close proximity to South Main Street (20,000 VPD) and Business 40 (56,500 VPD). The building could be subdivided as well. Ample parking. There is a month-to-month tenant currently in place, who would consider signing a longer term lease if desired.

TO LEARN MORE ABOUT THIS PROPERTY CONTACT:



Tommy Adams

E Tommy@LTPcommercial.com

M 828.719.0738

P 336.724.1715



220 Hopkins Road

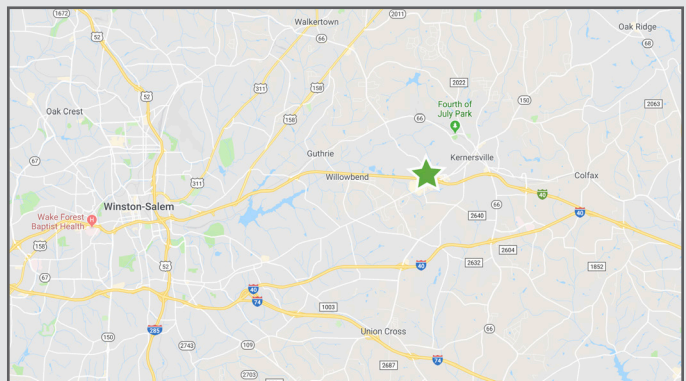
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FOR SALE



- ±10,500 SF Flex Building on 1.27 Acres in Kernersville, NC
- Entire building is heated and cooled
- One section offers 20' clear height, the other section offers 16'
- Easily subdivided, with ample parking
- Sale Price: \$995,000



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LOCATION

Address	220 Hopkins Road, Kernersville, NC 27284	County	Forsyth
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PROPERTY DETAILS

Property Type	Industrial	Property Subtype	Flex Space; Warehouse	# of Buildings	1
Building SF ±	10,500	Year Built	2006	Acres	1.27

UTILITIES

Electrical	Duke	Water	Yes	Sewer	Yes
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TAX INFORMATION

Zoning	HB-S	Tax PIN	6876-51-9942
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PRICING & TERMS

Sales Price	\$995,000	Clear Heights	20' and 16'
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Comments This ±10,500 SF Flex Building sits on 1.27 acres in Kernersville, NC. Currently built out as a dance studio, the entire building is heated and cooled. One section of the building offers 20' clear height, the other section 16'. Roll up doors can be easily installed. In very close proximity to South Main Street (20,000 VPD) and Business 40 (56,500 VPD). The building could be subdivided as well. Ample parking. There is a month-to-month tenant currently in place, who would consider signing a longer term lease if desired.

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