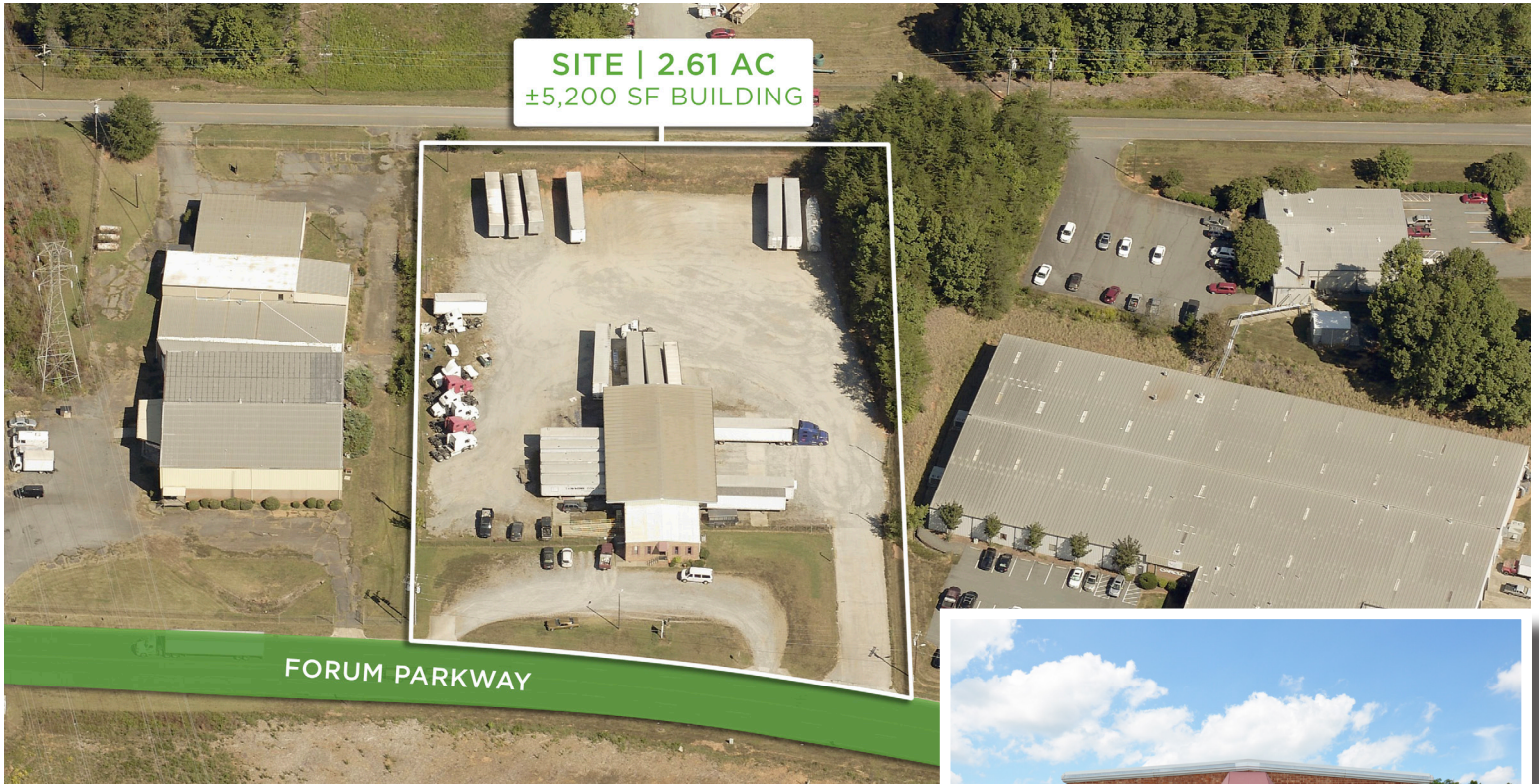


## 621 Forum Parkway

RURAL HALL, NC 27103

±5,200 SF TERMINAL BUILDING

FOR SALE



This ±5,200 SF Terminal Building located in Rural Hall, NC sits on 2.61 acres. There are 23 Dock Doors (Loading Positions) within the ±4,000 SF warehouse. The ±1,200 SF office is heated and cooled with two bathrooms, three offices, a reception area, and storage. Warehouse Clear Height: 14'. Dock Door Height: 10'. The yard is fenced and gated.



TO LEARN MORE ABOUT THIS PROPERTY CONTACT:



Tommy Adams

E [Tommy@LTPcommercial.com](mailto:Tommy@LTPcommercial.com)

M 828.719.0738

P 336.724.1715



Sam Adams

E [Sam@LTPcommercial.com](mailto:Sam@LTPcommercial.com)

M 828.773.8201

P 336.724.1715



## 621 Forum Parkway

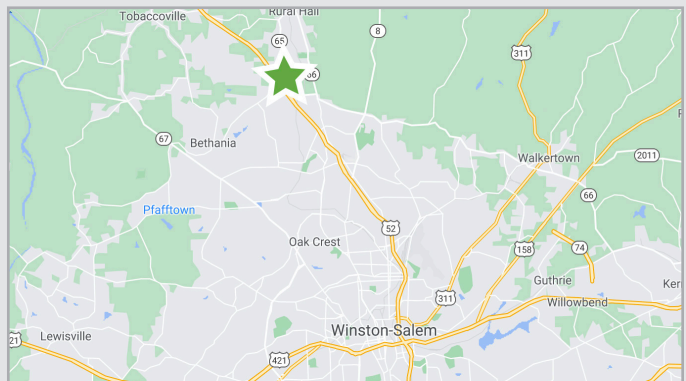
RURAL HALL, NC 27103

±5,200 SF TERMINAL BUILDING

FOR SALE



- ±5,200 SF Terminal Building located in Rural Hall
- Sits on 2.61 Acre parcel
- 23 Dock Doors within the ±4,000 SF warehouse
- ±1,200 SF office that is heated and cooled with 2 bathrooms, 3 offices a reception space and storage
- **Sale Price: \$395,000**





## 621 Forum Parkway

RURAL HALL, NC 27103

±5,200 SF TERMINAL BUILDING

FOR SALE



TO LEARN MORE ABOUT THIS PROPERTY, CONTACT:

Tommy Adams

[Tommy@LTPcommercial.com](mailto:Tommy@LTPcommercial.com)

Sam Adams

[Sam@LTPcommercial.com](mailto:Sam@LTPcommercial.com)



# 621 Forum Parkway

RURAL HALL, NC 27103

±5,200 SF TERMINAL BUILDING

FOR SALE



## PROPERTY DETAILS

Property Type	Industrial	Property Subtype	Distribution Hub	Acres ±	2.61
Building SF ±	5,200	Warehouse SF ±	4,000	Office SF ±	1,200
Year Built	1982	Year Renovated	2012	# Restrooms	2
Roof Type	Rubber	Year Roof Installed	2006	# of Buildings	1
# Dock Doors	23	Dock Height	10'	Clear Height	12'

## UTILITIES

Electrical	Yes	Water	Yes	Sewer	Yes
------------	-----	-------	-----	-------	-----

## TAX INFORMATION

Zoning	GI	Tax PIN	6819-79-5555
--------	----	---------	--------------

## PRICING & TERMS

Sales Price	\$395,000	Terms
-------------	-----------	-------

Comments	This ±5,200 SF Terminal Building located in Rural Hall, NC sits on 2.61 acres. There are 23 Dock Doors (Loading Positions) within the ±4,000 SF warehouse. The ±1,200 SF office is heated and cooled with two bathrooms, three offices, a reception area, and storage. Warehouse Clear Height: 14'. Dock Door Height: 10'. The yard is fenced and gated.
----------	--

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.

TO LEARN MORE ABOUT THIS PROPERTY, CONTACT:

Tommy Adams  
Tommy@LTPcommercial.com

Sam Adams  
Sam@LTPcommercial.com