

# 521 MILLING ROAD

FOR SALE/LEASE | MOCKSVILLE, NC 27028

Linville | Team Partners

COMMERCIAL REAL ESTATE



±185,742 SF INDUSTRIAL PROPERTY

## PROPERTY HIGHLIGHTS

PROPERTY TYPE	Industrial
AVAILABLE SF ±	92,500 - 185,742
SALE PRICE	\$5,572,260
LEASE RATE	\$3.95, NNN

## DESCRIPTION

±185,742 SF Industrial property in Mocksville under renovation. Ceiling heights vary from 14'-16' with a small section of the building being ±20'. 8 docks and 3 drive-ins with the ability to add more if needed. Ownership will modify, improve, or customize the property with acceptable lease terms. Public water and public sewer- property has 3,200amps, 277-480volt 3-phase. 18 acres-space for outdoor parking and storage. Considerable upgrades and improvements planned to be completed by August of 2023. New roof is currently under way. Estimated NNN charges: ±\$0.27.



KATIE MEALKA

E Katie@LTPcommercial.com

M 336.473.0206

P 336.724.1715

NICK GONZALEZ

E Nick@LTPcommercial.com

M 305.979.3440

P 336.724.1715

# 521 MILLING ROAD

FOR SALE/LEASE | MOCKSVILLE, NC 27028

Linville | Team Partners

COMMERCIAL REAL ESTATE



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

LTPCOMMERCIAL.COM • 336.724.1715

# 521 MILLING ROAD

FOR SALE/LEASE | MOCKSVILLE, NC 27028

Linville | Team Partners

COMMERCIAL REAL ESTATE



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

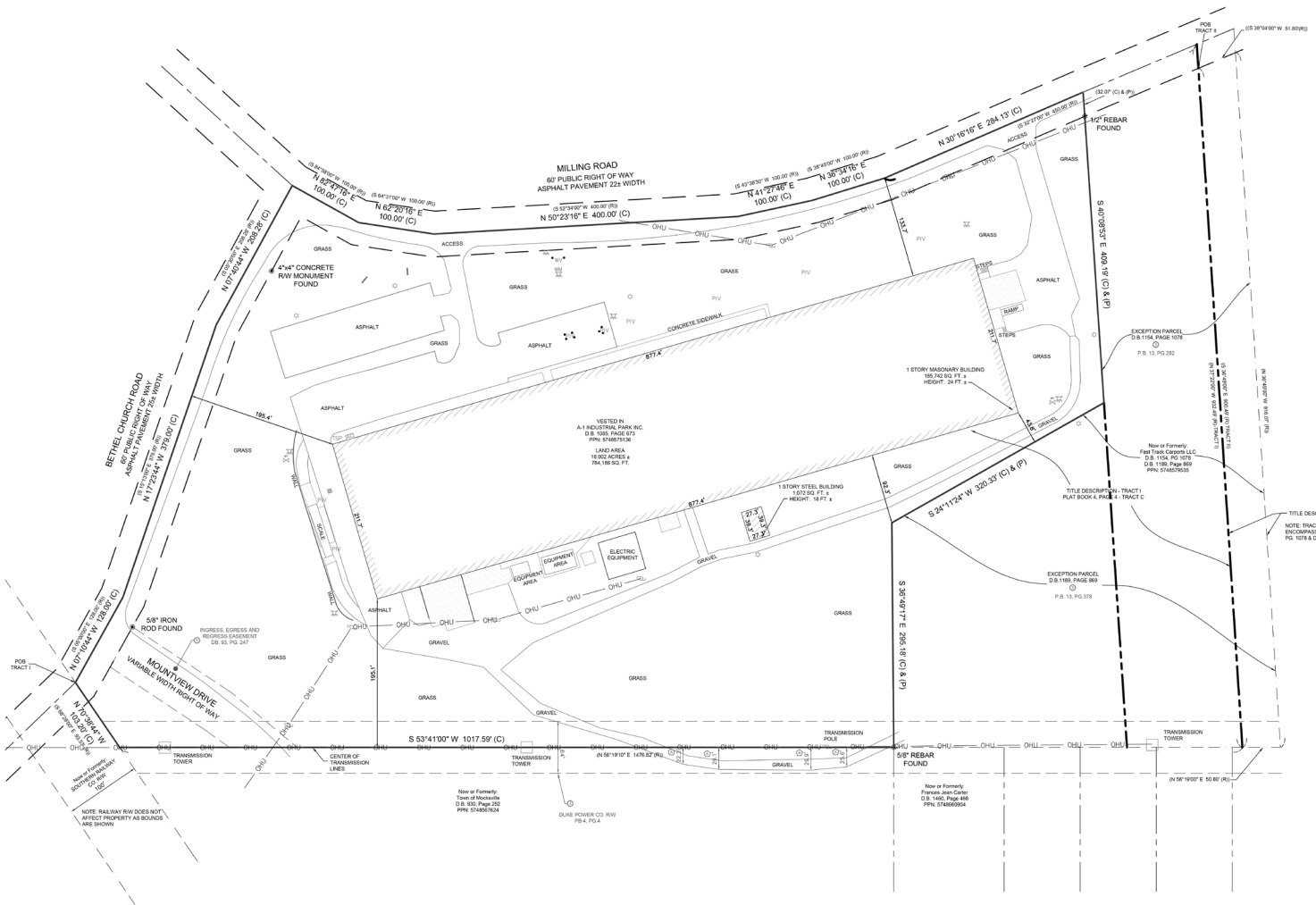
LTPCOMMERCIAL.COM • 336.724.1715

# 521 MILLING ROAD

FOR SALE/LEASE | MOCKSVILLE, NC 27028

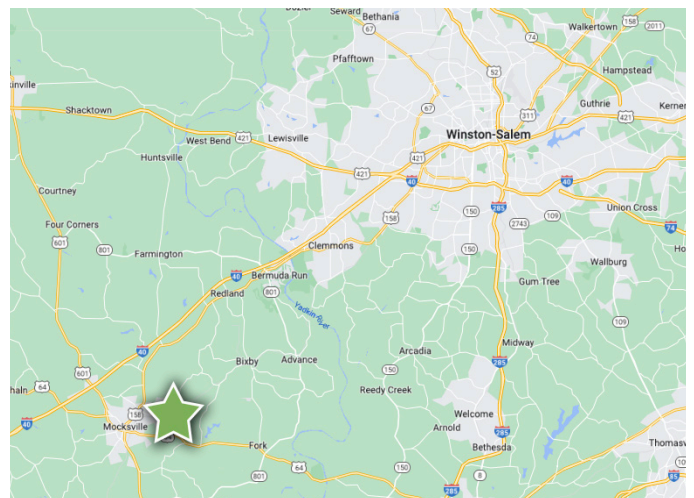
Linville | Team Partners

COMMERCIAL REAL ESTATE



## KEY FEATURES

- ±185,742 SF Industrial property in Mocksville under renovation
- Ceiling heights vary from 14'-16' with a small section of the building being ±20'
- 8 docks and 3 drive-ins with the ability to add more if needed
- 3,200amps, 277-480volt 3-phase



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

LTPCOMMERCIAL.COM • 336.724.1715

# 521 MILLING ROAD

FOR SALE/LEASE | MOCKSVILLE, NC 27028

Linville | Team Partners

COMMERCIAL REAL ESTATE



## PROPERTY INFORMATION

PROPERTY TYPE	Industrial	DOCK DOORS	8
AVAILABLE SF ±	92,500 - 185,742	DRIVE-IN DOORS	3
BUILDING SF ±	185,742	CEILING HEIGHTS	14'-20'
ACRES	18.0	COLUMN SPACING	30'-40'

## PRICING & TERMS

SALE PRICE	\$5,572,260	LEASE RATE	\$3.95, NNN
------------	-------------	------------	-------------

## DESCRIPTION

±185,742 SF Industrial property in Mocksville under renovation. Ceiling heights vary from 14'-16' with a small section of the building being ±20'. 8 docks and 3 drive-ins with the ability to add more if needed. Ownership will modify, improve, or customize the property with acceptable lease terms. Public water and public sewer- property has 3,200amps, 277-480volt 3-phase. 18 acres- space for outdoor parking and storage. Considerable upgrades and improvements planned to be completed by August of 2023. New roof is currently under way. Estimated NNN charges: ±\$0.27.

*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.*



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

LTPCOMMERCIAL.COM • 336.724.1715