

# 521 MILLING ROAD

FOR SALE/LEASE | MOCKSVILLE, NC 27028

Linville | Team Partners

COMMERCIAL REAL ESTATE



## PROPERTY HIGHLIGHTS

PROPERTY TYPE	Industrial
AVAILABLE SF ±	50,520 - 109,397
SALE PRICE	\$6,325,000
LEASE RATE	\$3.75-\$3.95, NNN

## DESCRIPTION

**Opportunity Zone!** ±185,742 SF industrial property in Mocksville. 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. Fully sprinklered. Brand new roof under warranty. Located less than 4 miles from I-40, 2 miles from Highway 64, and less than 1 mile from Highway 158. 1 hour drive to Charlotte and 30 minute drive to Winston-Salem. Estimated NNN charges: ±\$0.59.



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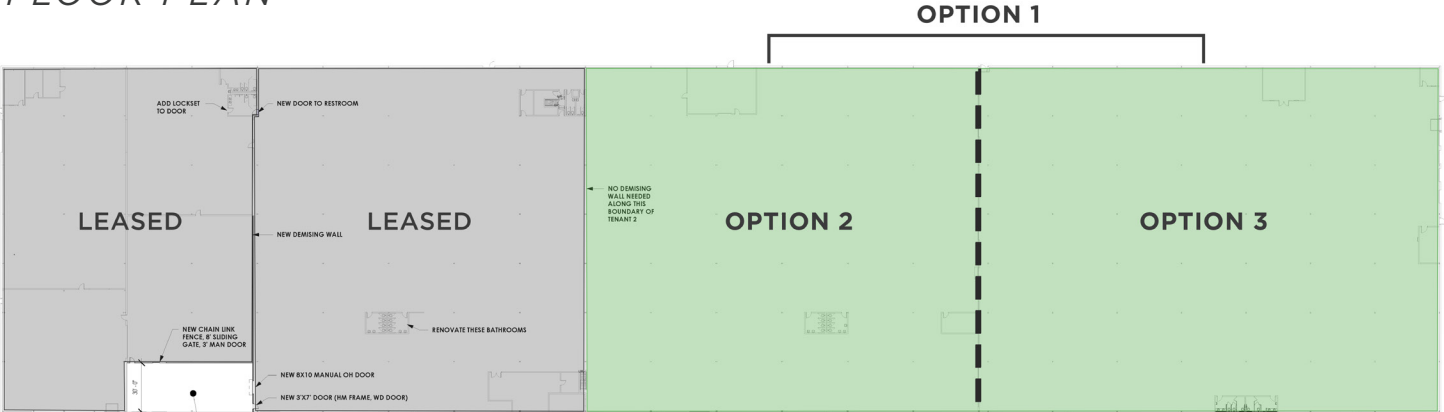
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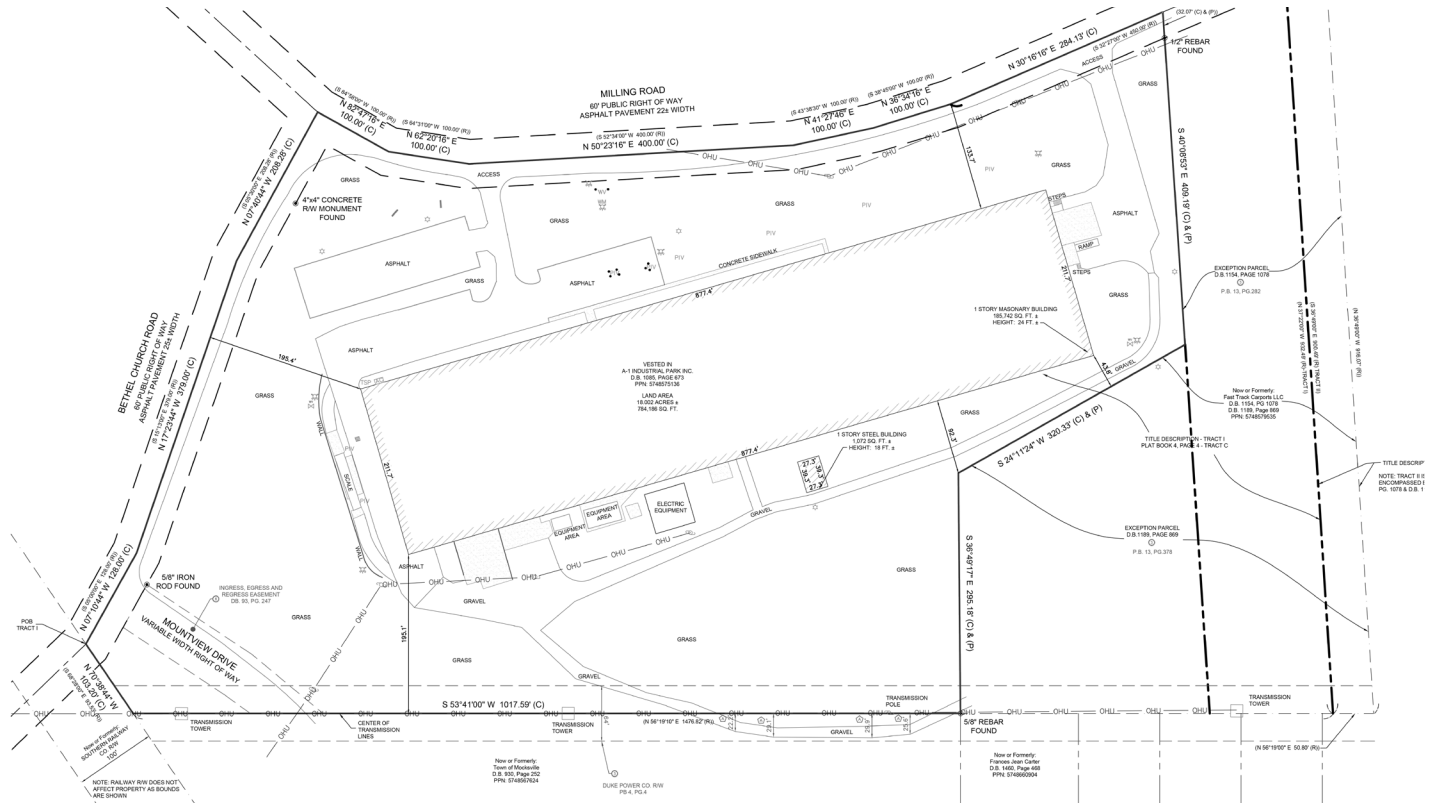
## FLOOR PLAN



**SHARED DOCK**  
2,324 SQ. FT

LEASE OPTIONS	SIZE	LEASE RATE	DOORS
<b>OPTION 1</b>	±109,397 SF	\$3.75 psf	2 Drive-In Door, 4 Dock Doors
<b>OPTION 2</b>	±50,520 SF	\$3.75 psf	1 Drive-In Door
<b>OPTION 3</b>	±58,877 SF	\$3.95 psf	1 Drive-In Door, 4 Dock Doors

## SITE PLAN



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## DISTANCE FROM AIRPORTS

**46 MILES** FROM PIEDMONT TRIAD INTERNATIONAL AIRPORT

**67 MILES** FROM CHARLOTTE-DOUGLAS INTERNATIONAL AIRPORT

**117 MILES** FROM RALEIGH-DURHAM INTERNATIONAL AIRPORT

## DISTANCE FROM HIGHWAYS

**0.8 MILES** FROM HIGHWAY 158

**2.1 MILES** FROM HIGHWAY 64

**3.8 MILES** FROM INTERSTATE 40



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## PROPERTY INFORMATION

PROPERTY TYPE	Industrial	DOCK DOORS	8
AVAILABLE SF ±	50,520 - 109,397	DRIVE-IN DOORS	3
BUILDING SF ±	185,742	CEILING HEIGHTS	14'-20'
ACRES	18.0	COLUMN SPACING	30'-40'

## PRICING & TERMS

SALE PRICE	\$6,325,000	LEASE RATE	\$3.75-\$3.95, NNN
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*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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