

# 521 MILLING ROAD

FOR SALE/LEASE | MOCKSVILLE, NC 27028

Linville | Team Partners

COMMERCIAL REAL ESTATE



OPPORTUNITY ZONE

## PROPERTY HIGHLIGHTS

PROPERTY TYPE	Industrial
AVAILABLE SF ±	90,000 - 185,742
SALE PRICE	\$6,500,970
LEASE RATE	\$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. Estimated NNN charges: ±\$0.27. Fully sprinklered. Brand new roof under warranty.



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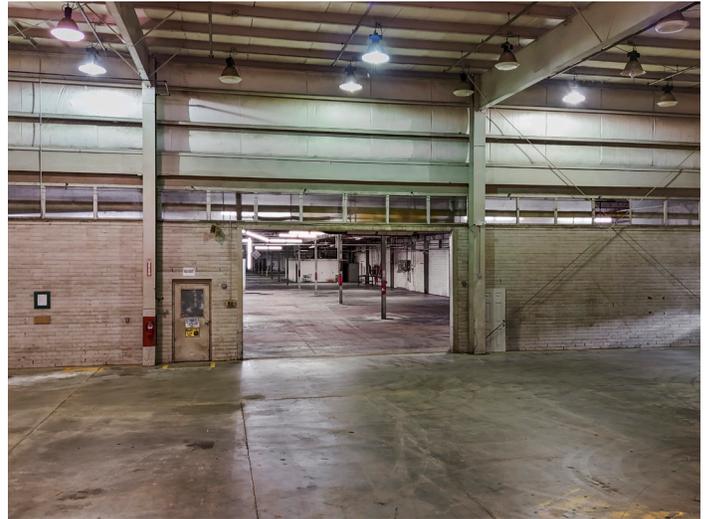
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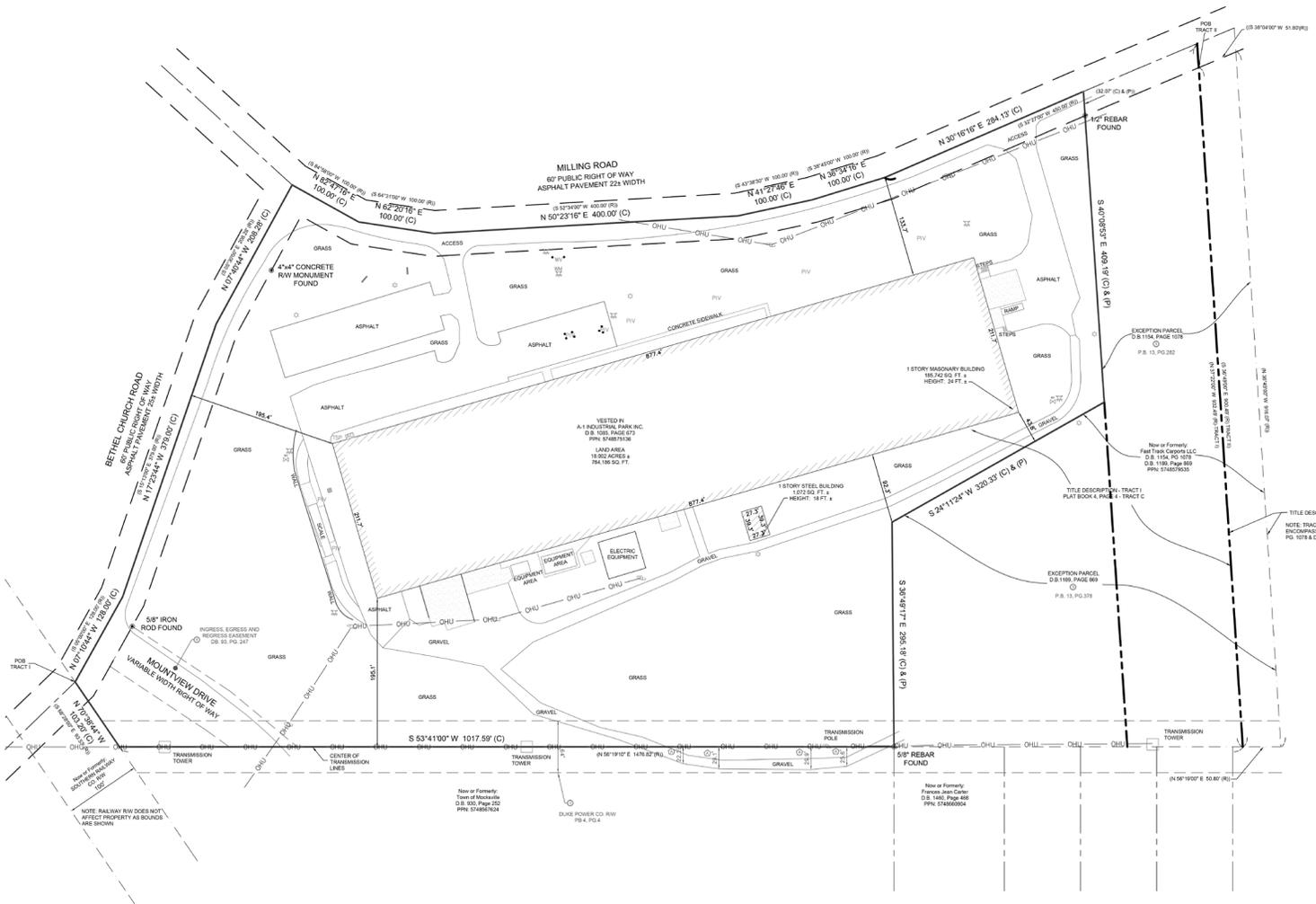
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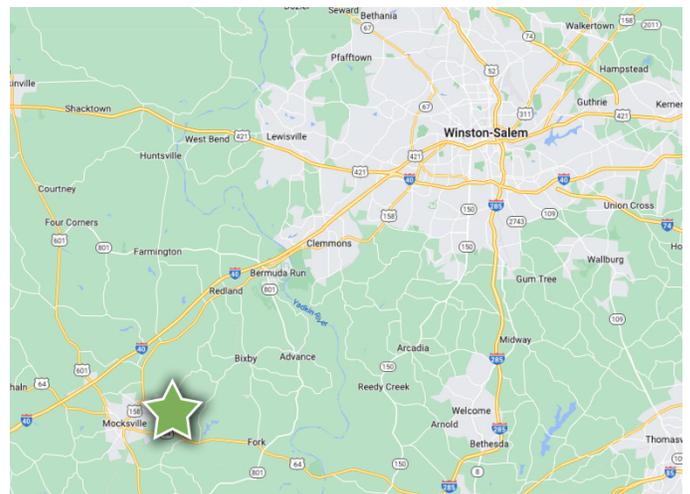
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## KEY FEATURES

- ±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
- 3,200amps, 277-480volt 3-phase
- Fully sprinklered



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## PROPERTY INFORMATION

PROPERTY TYPE	Industrial	DOCK DOORS	8
AVAILABLE SF ±	90,000 - 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	\$6,500,970	LEASE RATE	\$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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