

# 521 MILLING ROAD

FOR LEASE | MOCKSVILLE, NC 27028

Linville | Team Partners

COMMERCIAL REAL ESTATE



## PROPERTY HIGHLIGHTS

PROPERTY TYPE	Industrial
BUILDING SF ±	185,742
AVAILABLE SF ±	58,877 (Immediately) 151,756 (Spring 2026)
LEASE RATE	\$3.45 - \$3.75, NNN

## DESCRIPTION

±58,877 - 151,756 SF available in Mocksville. ±16' ceiling heights, 4 dock doors, and 2 drive-in doors. Ownership will modify, improve, or customize property with acceptable lease terms. Public water and public sewer. 3,200 amps, 277-480volt 3-phase power. 18.0 acres with space for outdoor parking and storage. Fully sprinklered with new roof. Located less than 4 miles from I-40, 2 miles from Highway 64, and less than 1 mile from Highway 158. One hour drive to Charlotte and 30 minutes to Winston-Salem. Estimated NNN charges: ±\$0.59.



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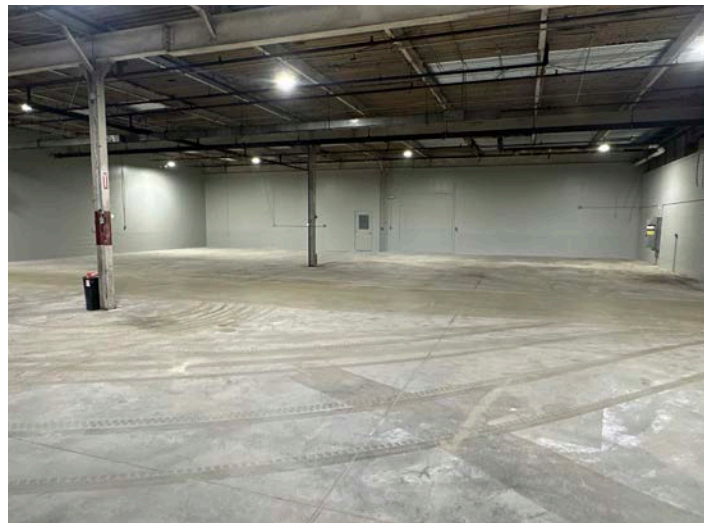
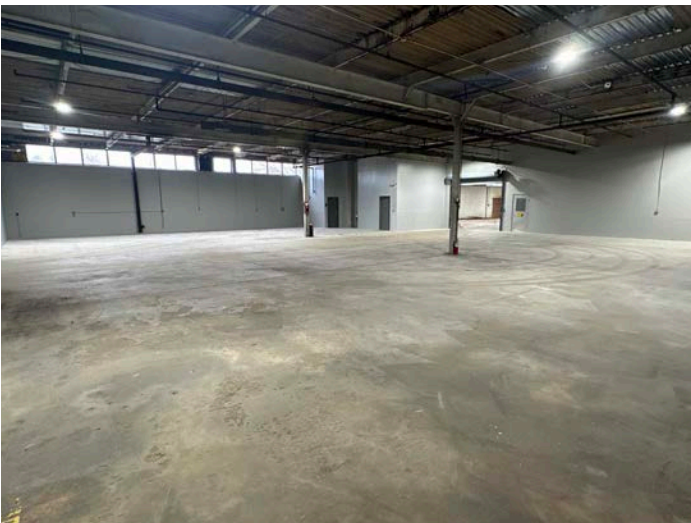
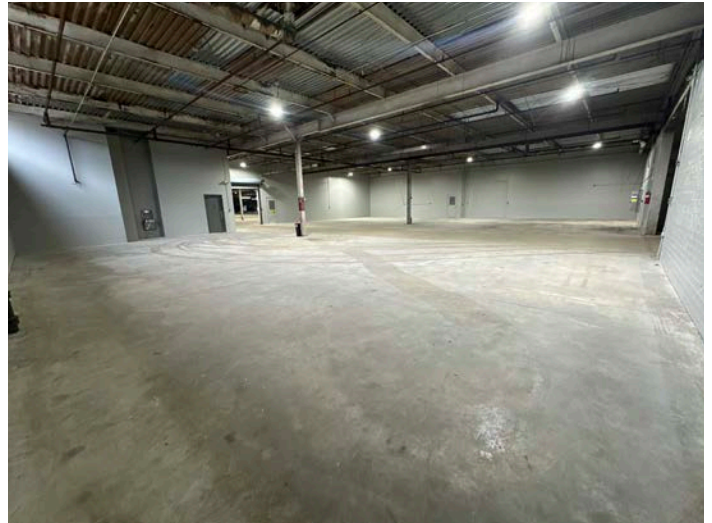
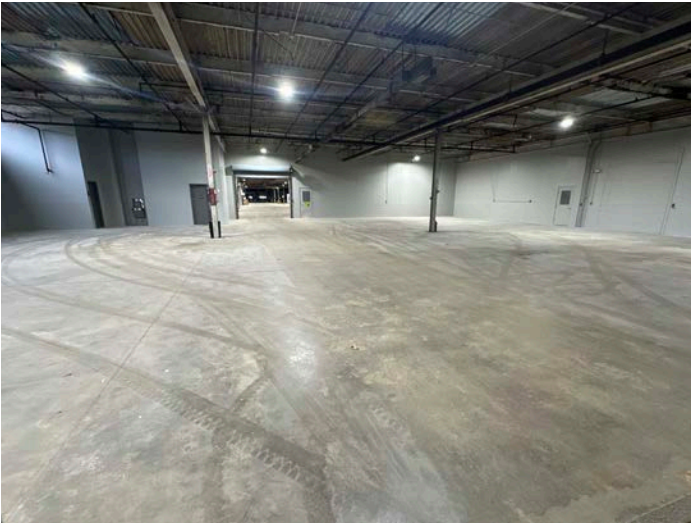


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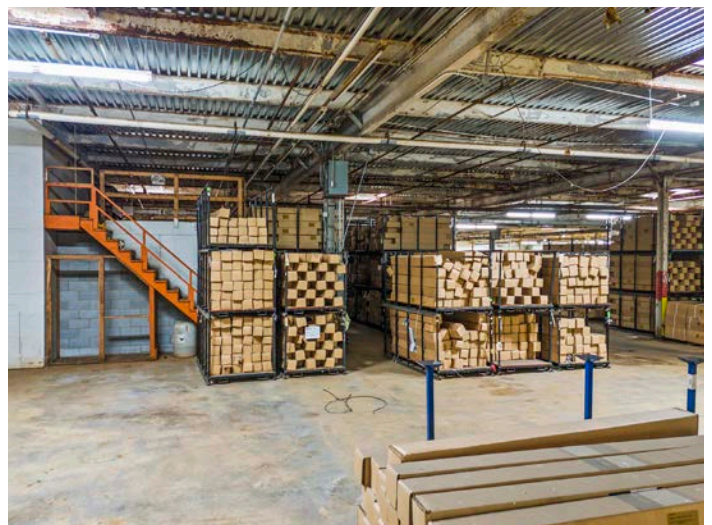
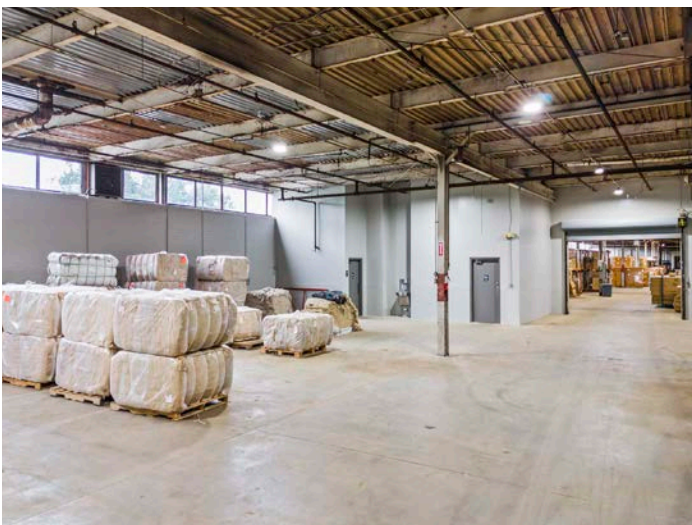
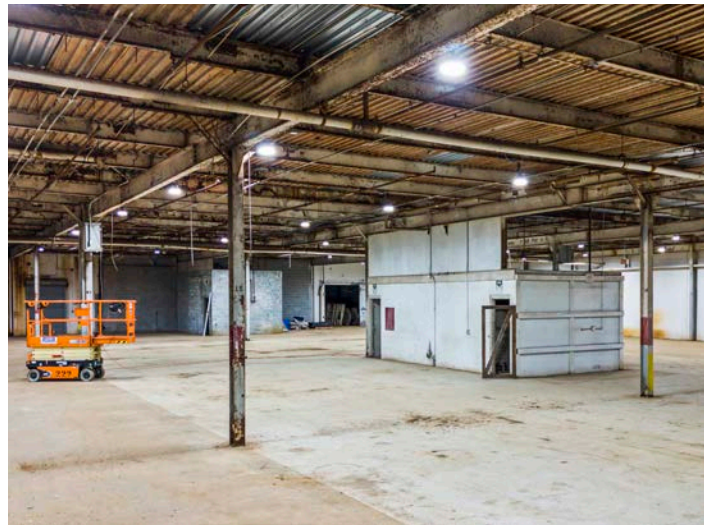
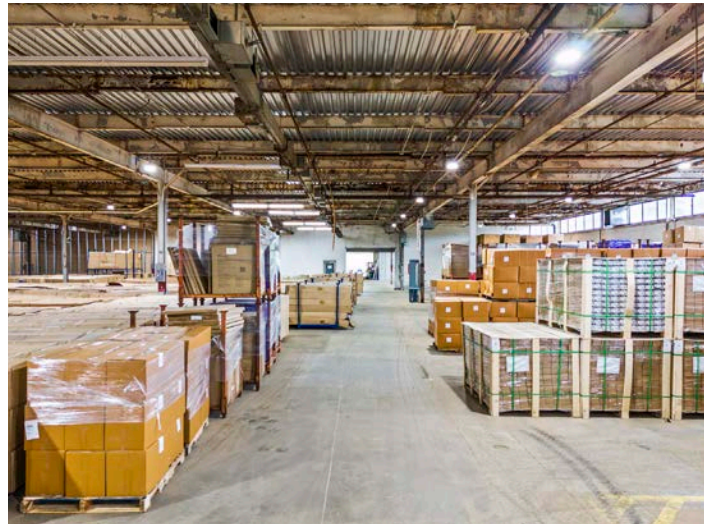
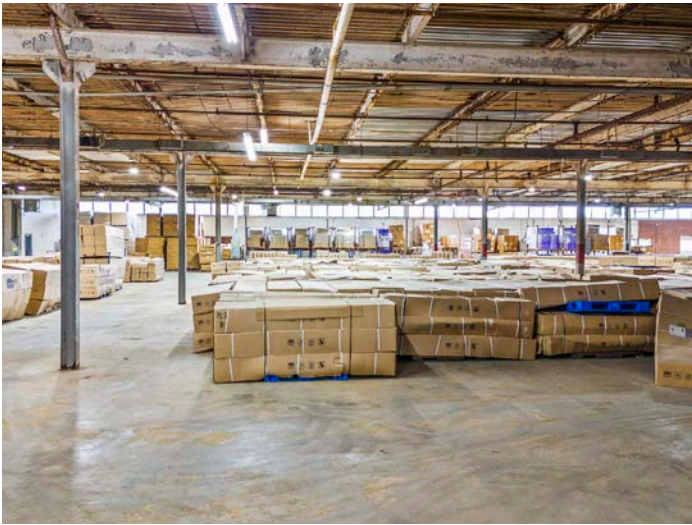


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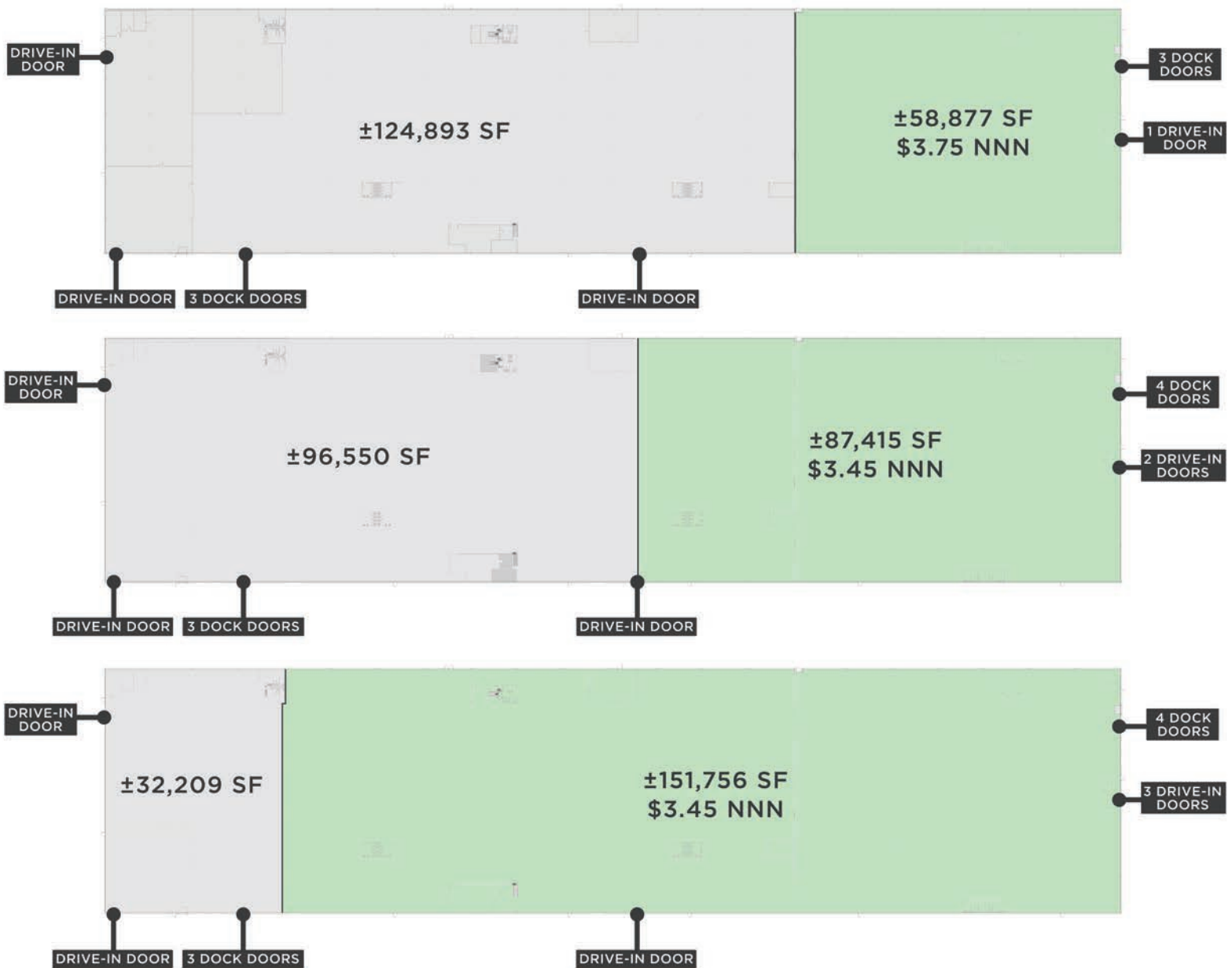
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## POTENTIAL FLOOR PLAN OPTIONS



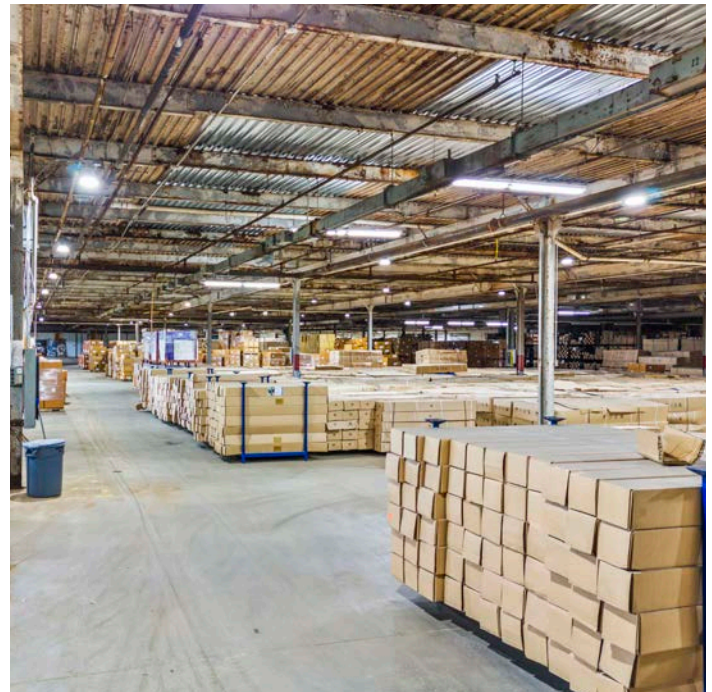
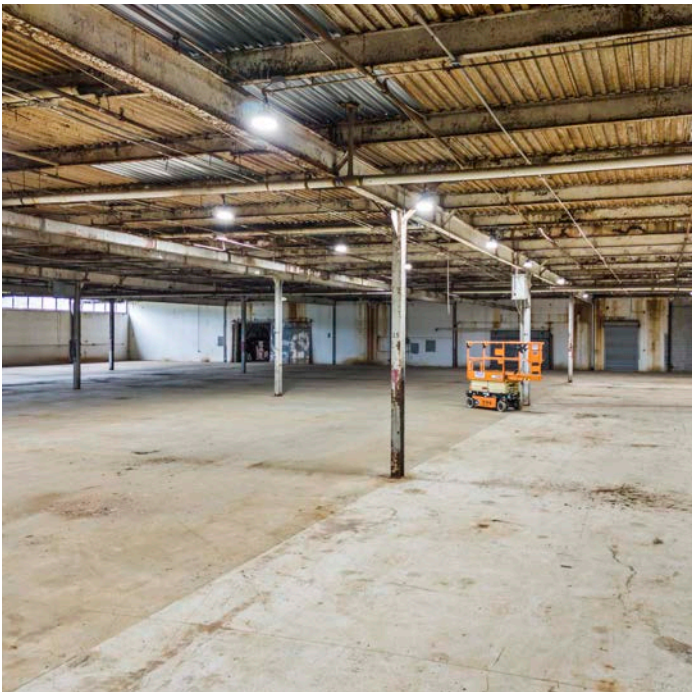
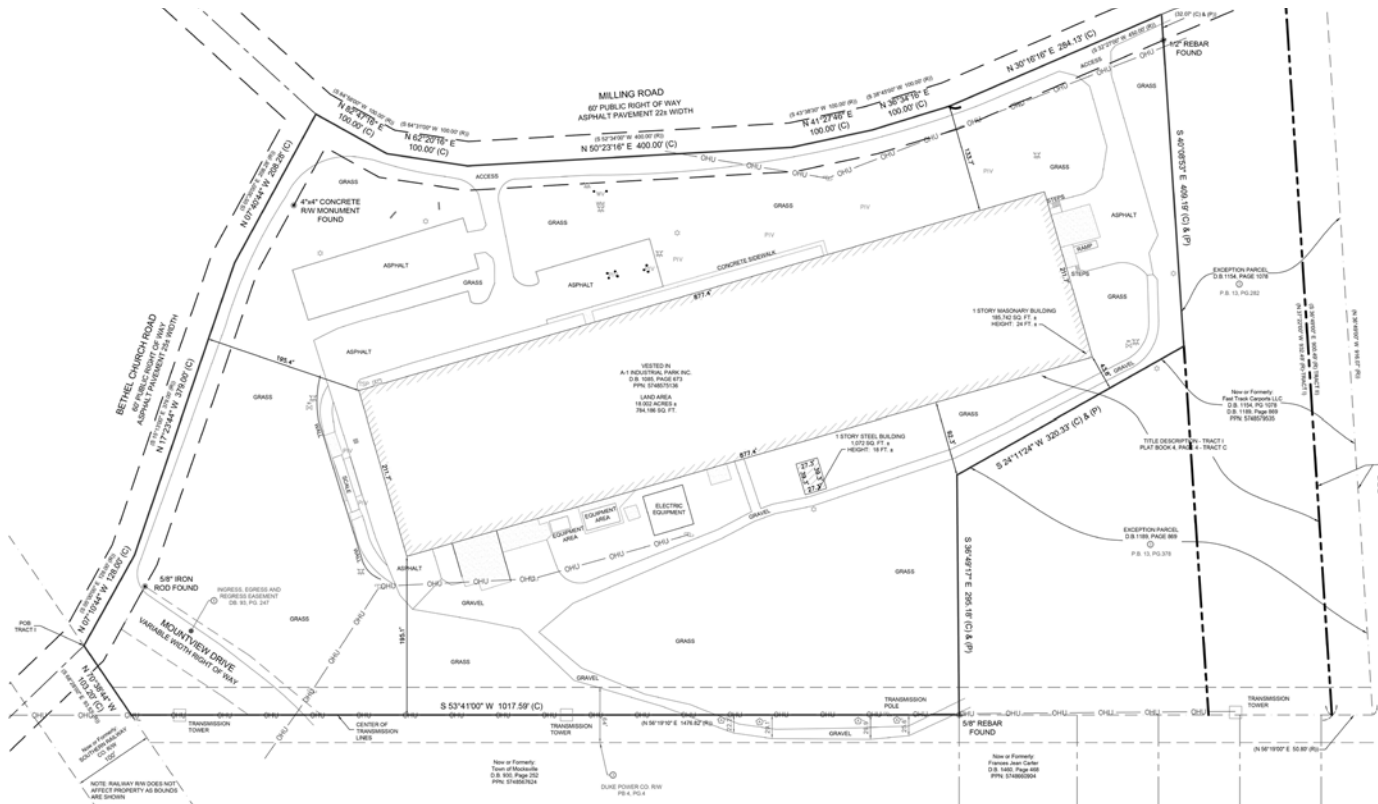
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## SITE PLAN



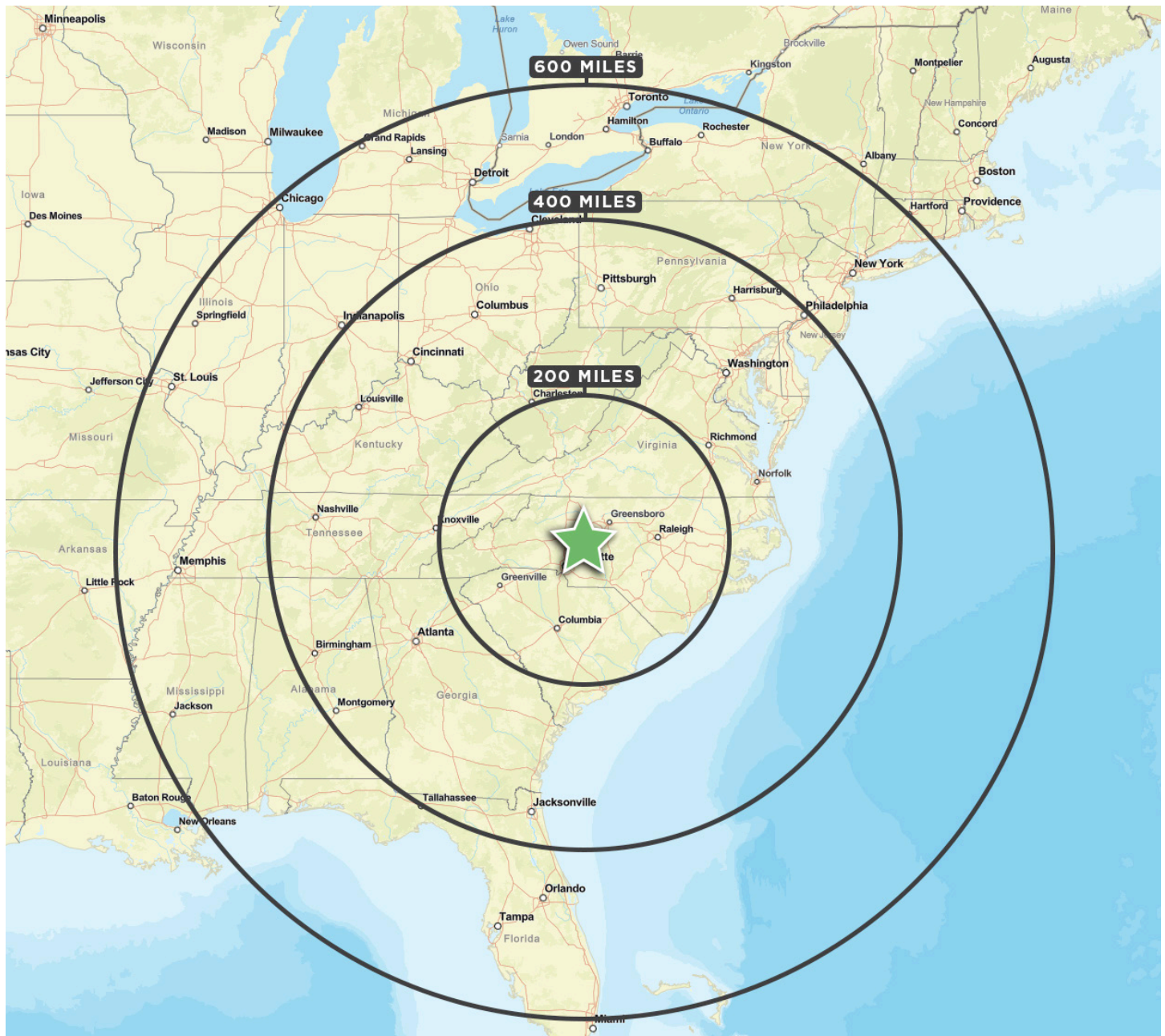


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## DISTANCE FROM AIRPORTS

**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
BUILDING SF ±	185,742	DRIVE-IN DOORS	3
AVAILABLE/VACANT SF ±	58,877 (Immediately) 151,756 (Spring 2026)	CEILING HEIGHTS	16'
ACRES	18.0	COLUMN SPACING	30'-40'

## PRICING & TERMS

LEASE RATE	\$3.45 - \$3.75	LEASE TYPE	NNN
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