

521 MILLING ROAD

FOR SALE/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)
SALE PRICE	\$5,900,000
CAP RATE	6.4% (9.32% Pro Forma)
NOI	\$380,000 (\$550,000 Pro Forma)
LEASE RATE	\$3.50 - \$3.95, NNN

DESCRIPTION

±58,877 - 151,756 SF available in Mocksville. ±16' ceiling heights, 4 dock doors, and 1 drive-in door. Ownership will modify, improve, or customize property (including adding additional docks/drive-ins) 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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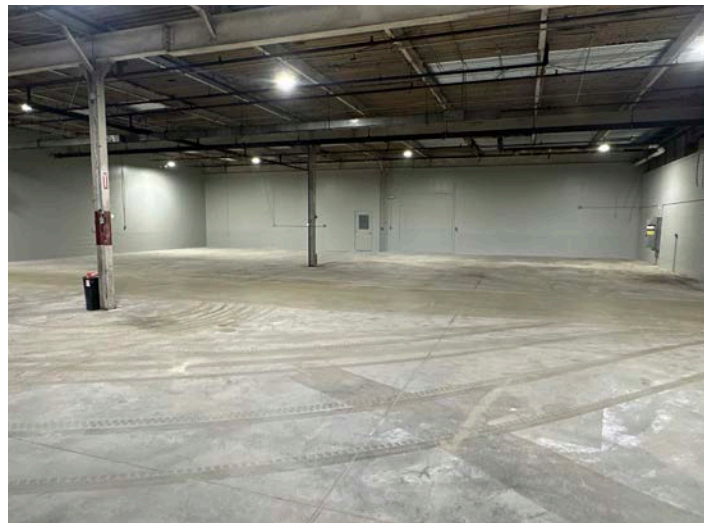
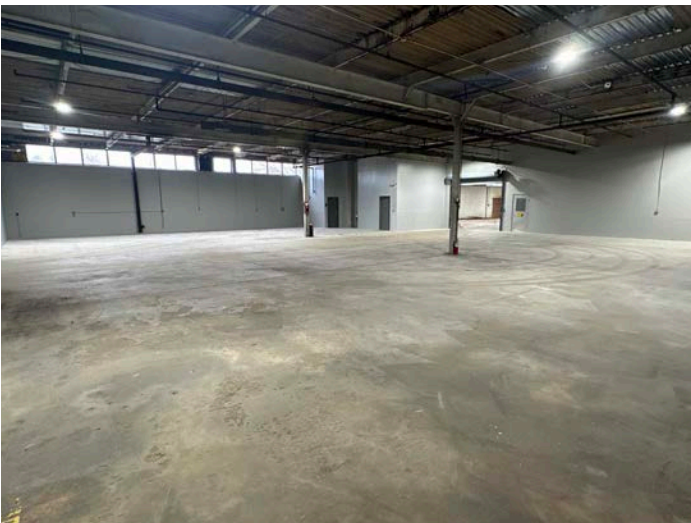
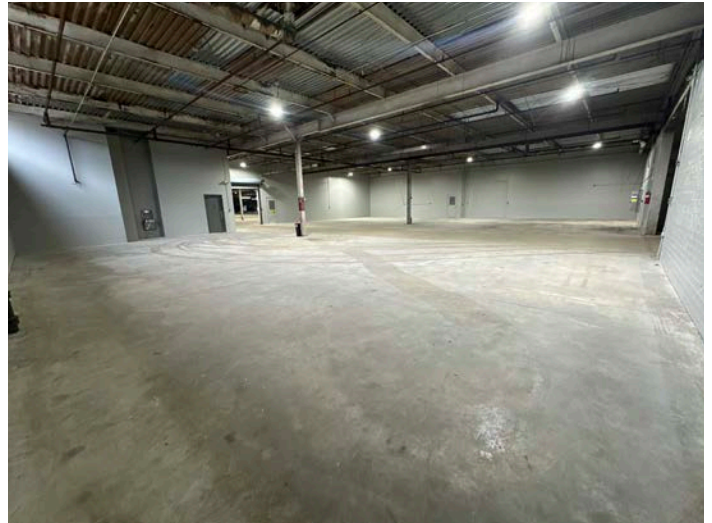
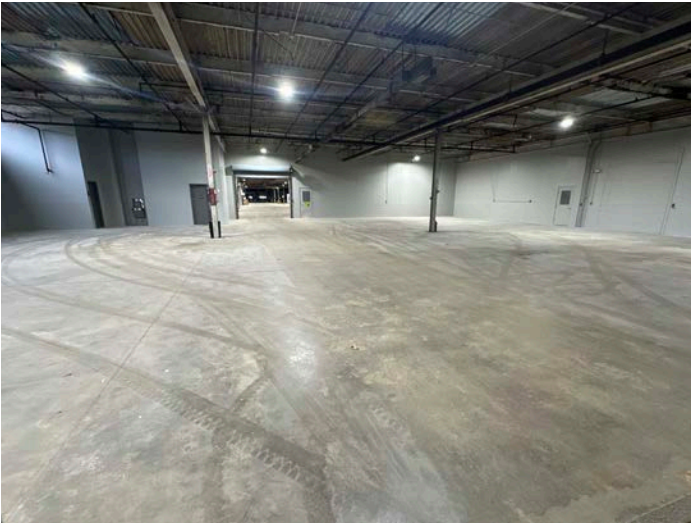
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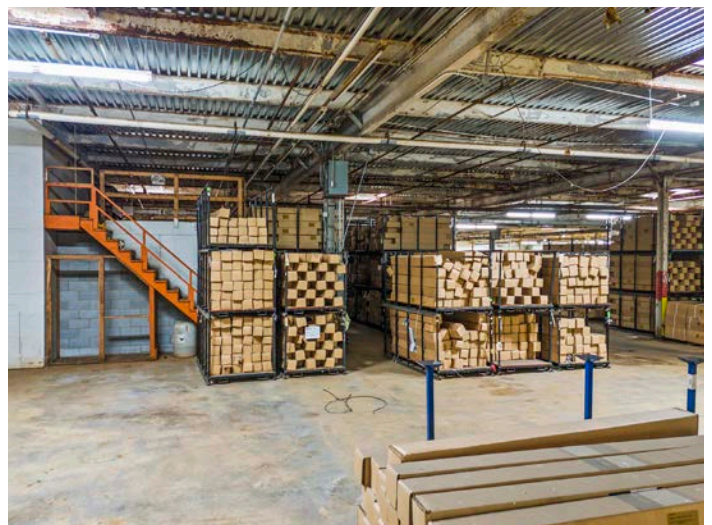
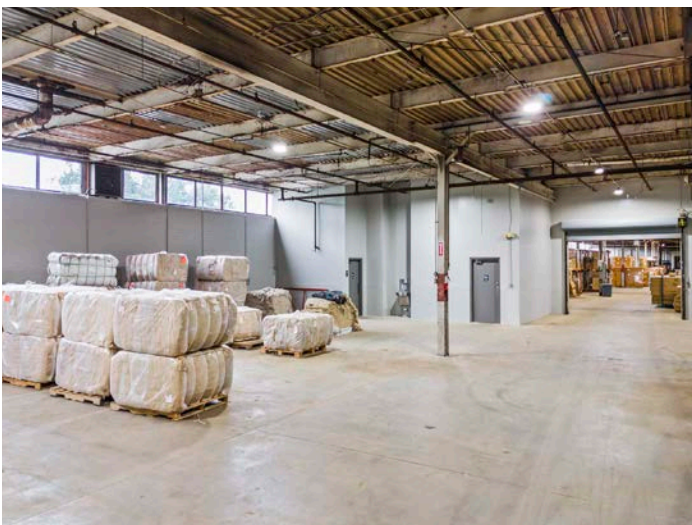
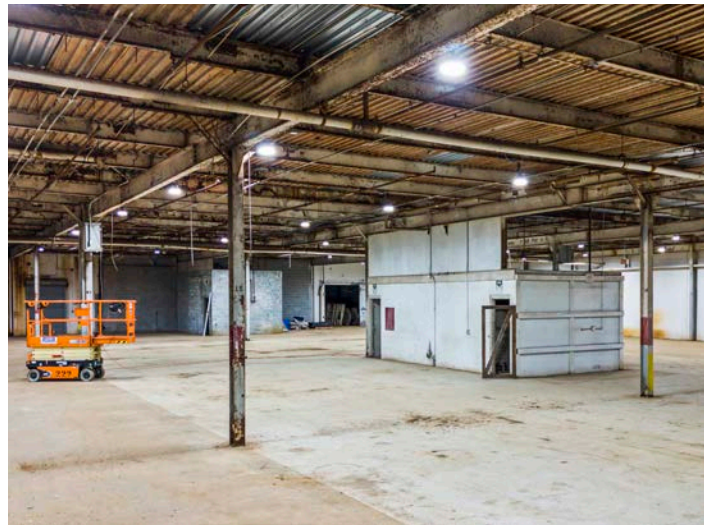
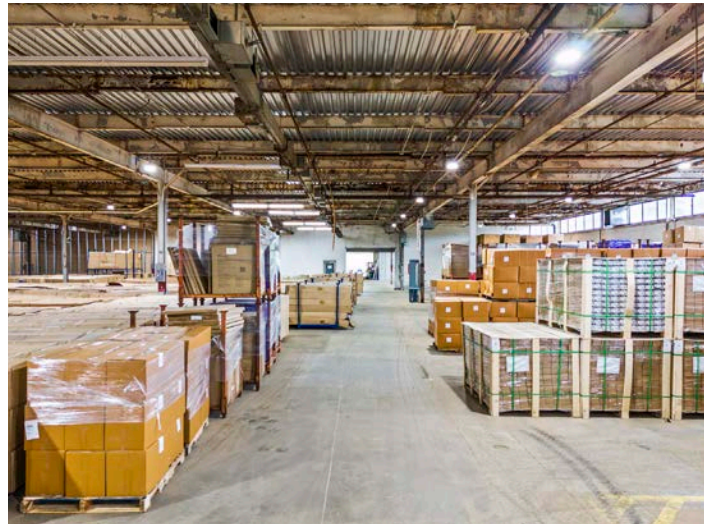
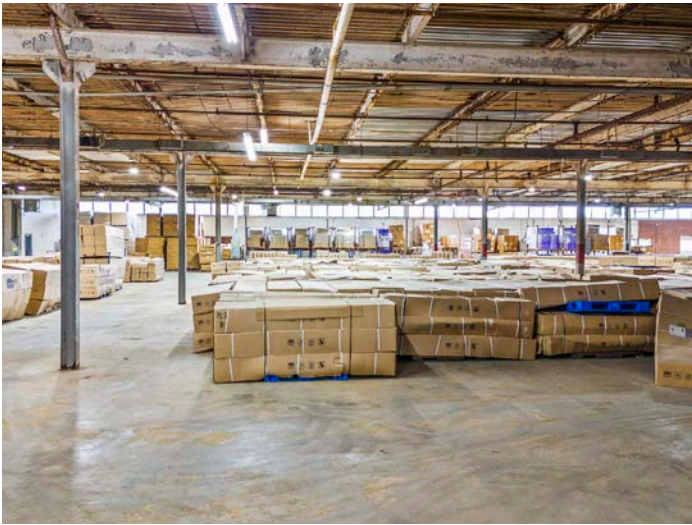
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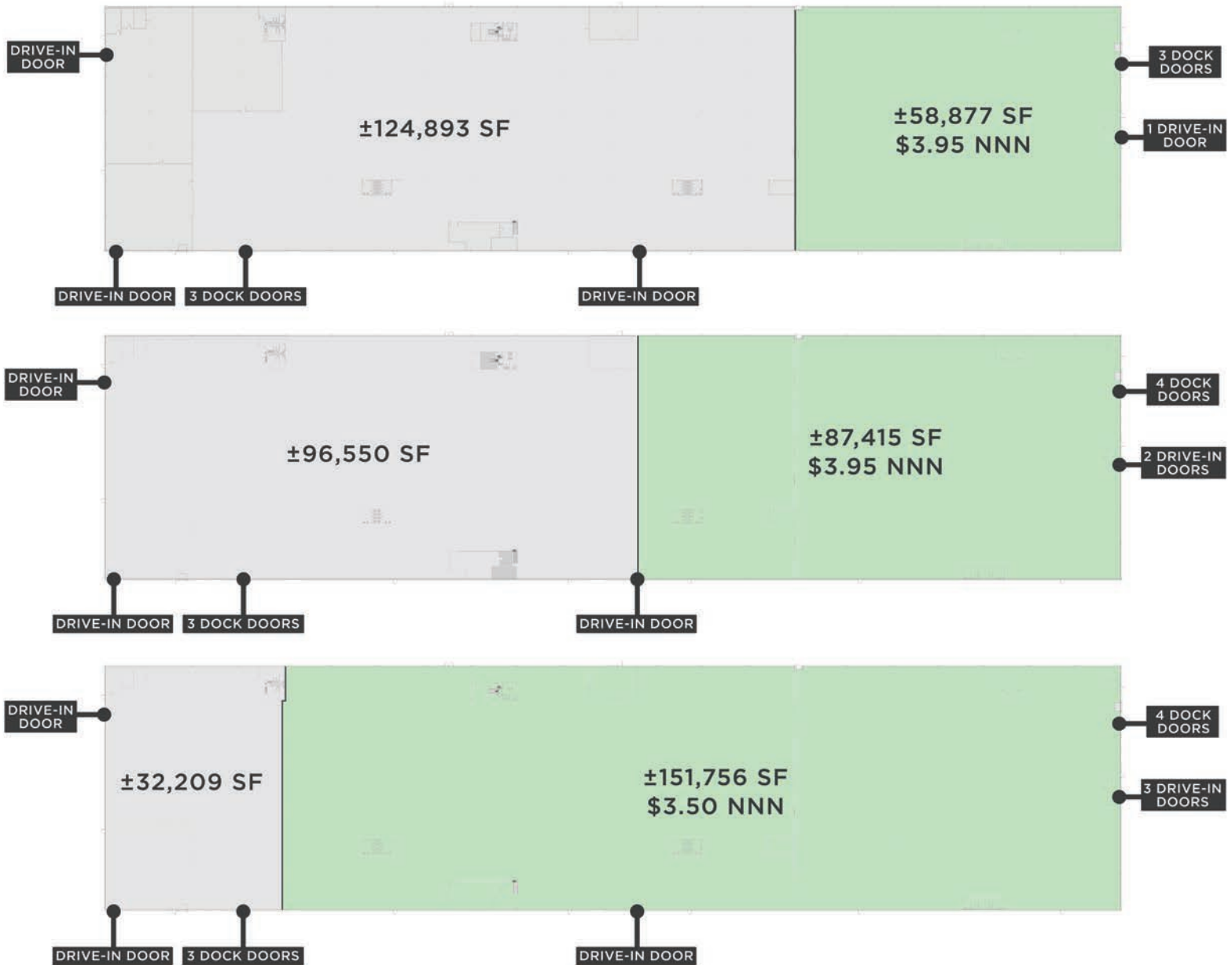
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POTENTIAL FLOOR PLAN OPTIONS



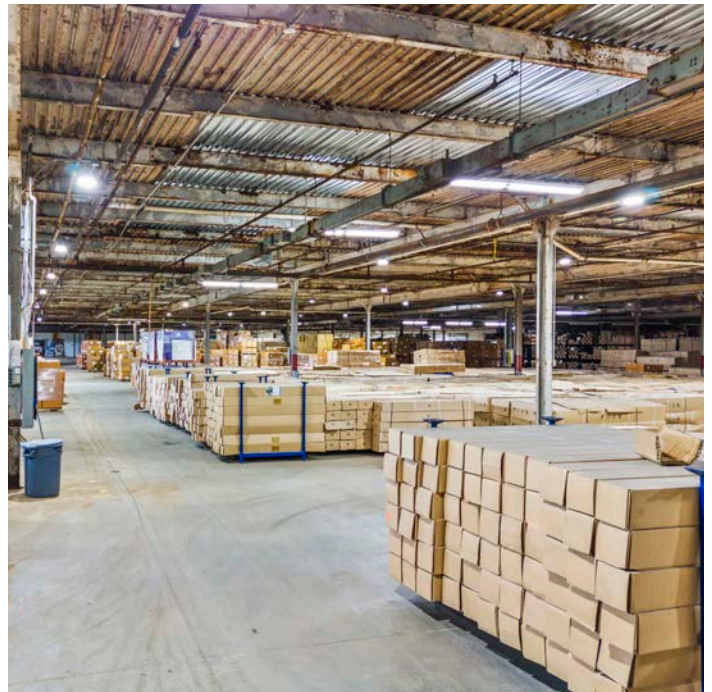
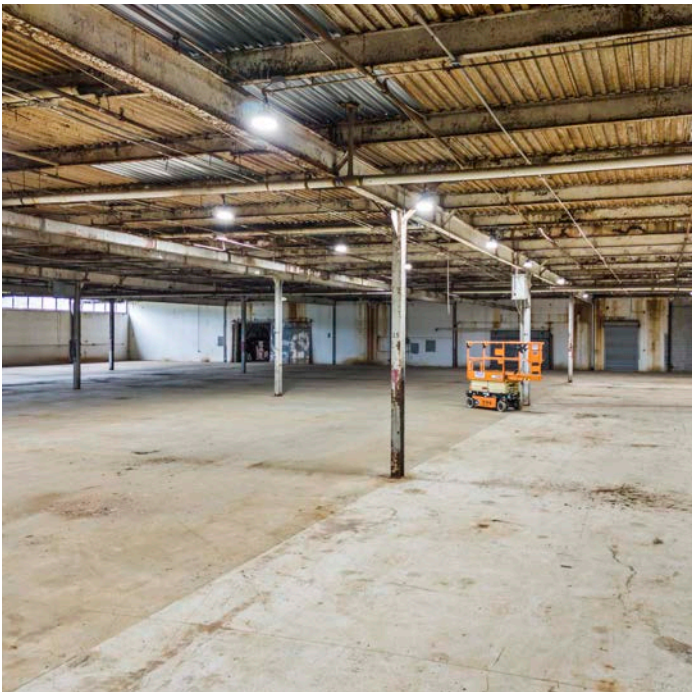
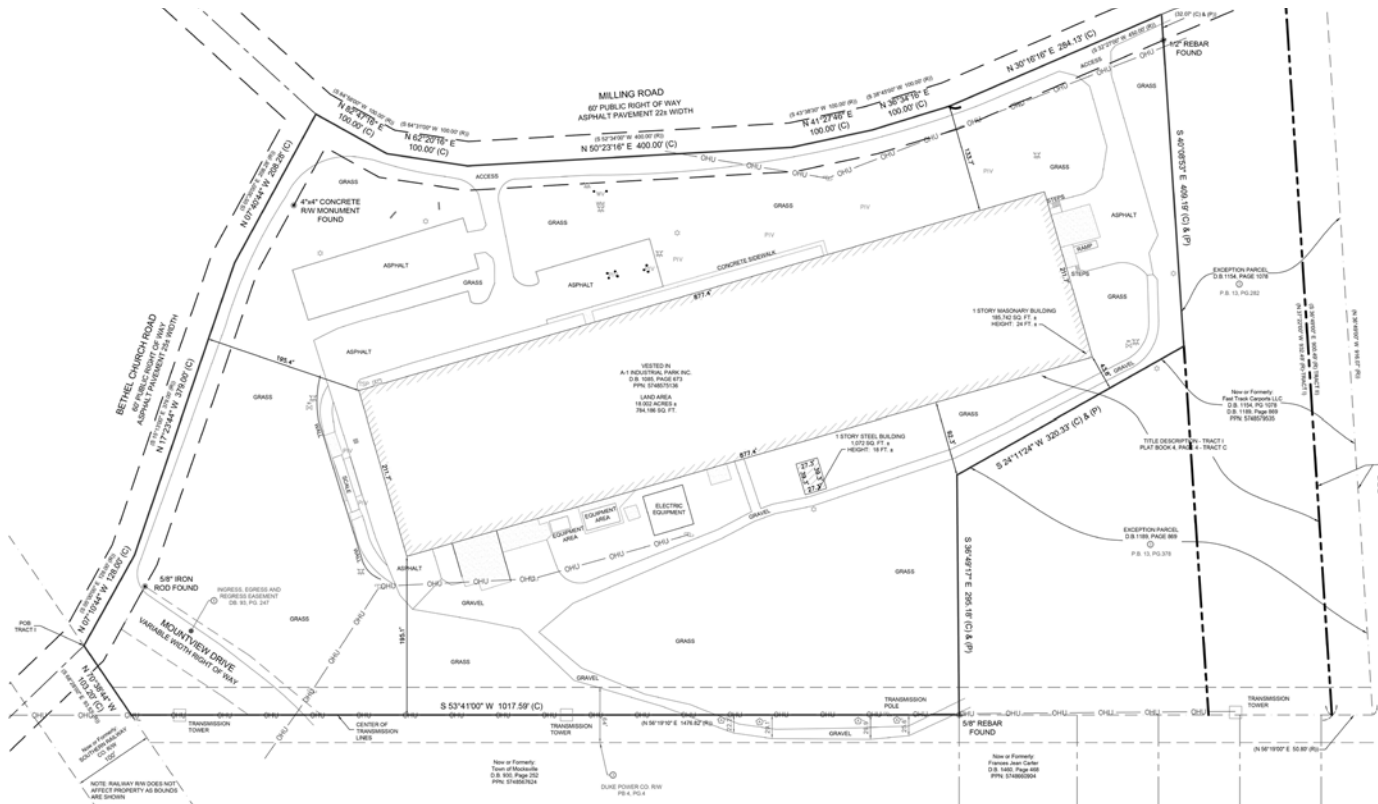
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SITE PLAN

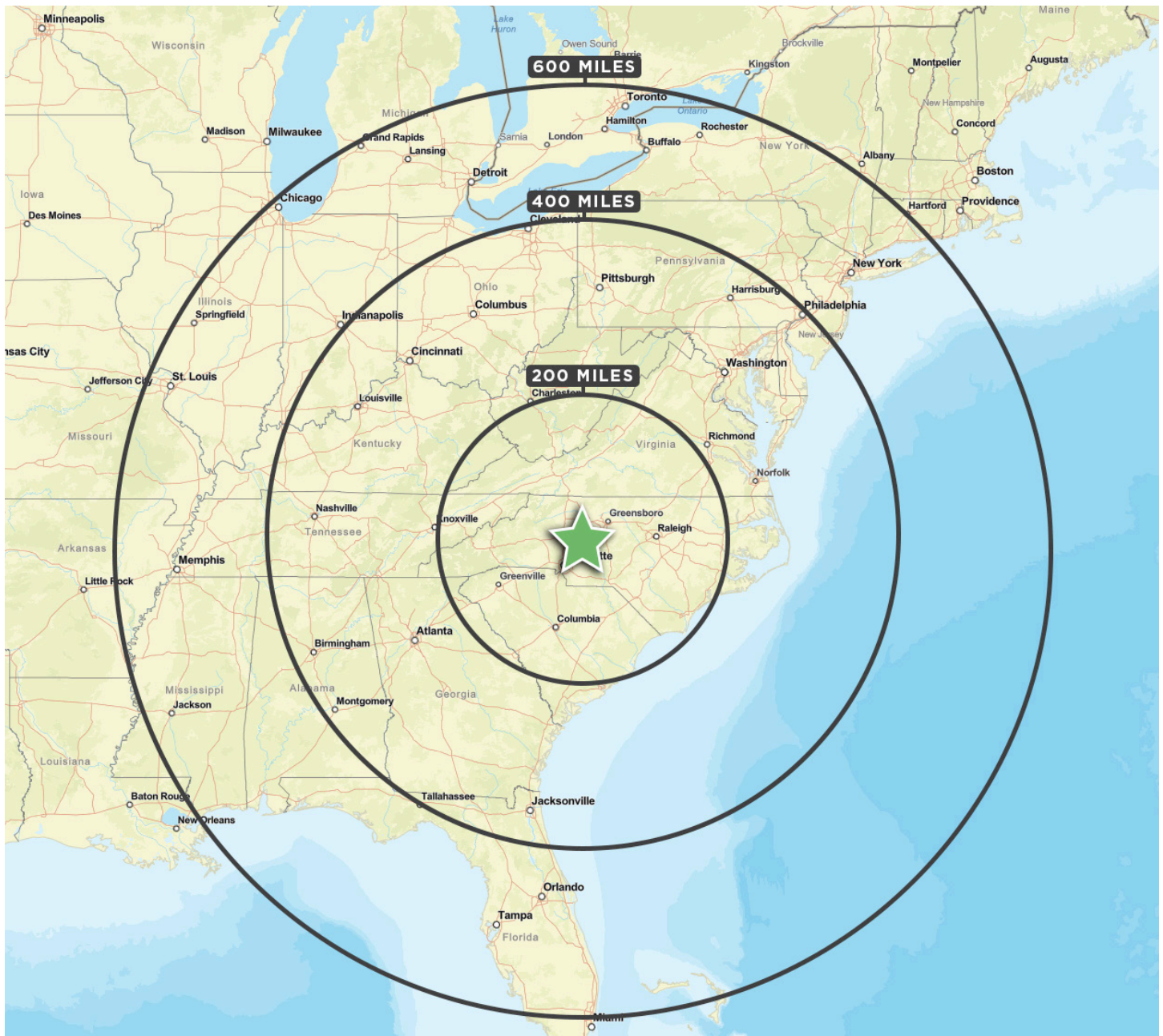


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DISTANCE FROM AIRPORTS

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

SALE PRICE	\$5,900,000	LEASE RATE	\$3.50 - \$3.95, NNN
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DESCRIPTION

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