

621 FORUM PARKWAY

FOR LEASE | RURAL HALL, NC 27045

Linville | Team Partners

COMMERCIAL REAL ESTATE



PROPERTY HIGHLIGHTS

PROPERTY TYPE	Industrial, Outdoor Storage
ACRES	2.61
AVAILABLE SF ±	5,200
LEASE RATE	\$7,250/Month, NNN

DESCRIPTION

Fenced and gated outdoor storage in close proximity to Interstate 74/Highway 52. This ±5,200 SF Terminal Building sits on 2.61 acres in Rural Hall, NC. The building offers 23 dock doors (loading positions) within the ±4,000 SF warehouse. The ±1,200 SF office is heated and cooled with two bathrooms, three offices, and a reception area. Warehouse clear height is 14' and dock door height is 10'. Tenant Improvement Package available (subject to lease terms).



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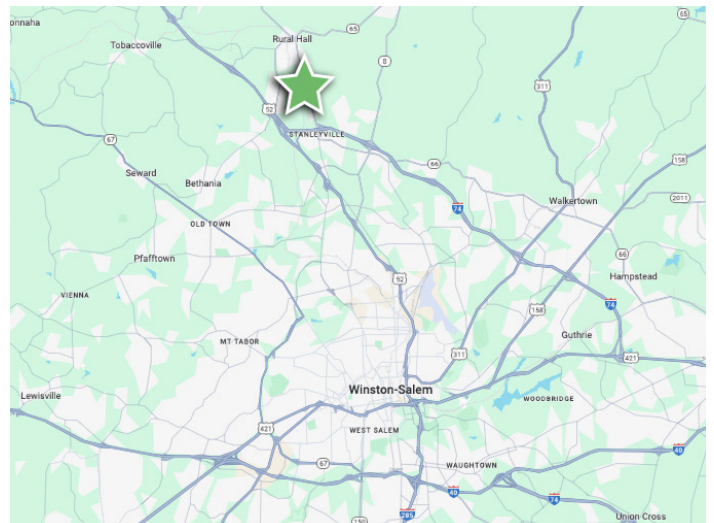
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KEY FEATURES

- Fenced and gated yard
- ±5,200 SF Terminal Building sits on 2.61 acres
- 23 dock doors within the ±4,000 SF warehouse
- ±1,200 SF office that is heated and cooled with 2 bathrooms, 3 offices, a reception space, and storage



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PROPERTY INFORMATION

PROPERTY TYPE	Industrial	PROPERTY SUBTYPE	Outdoor Storage/Distribution Hub
AVAILABLE SF ±	5,200	YEAR BUILT/RENOVATED	1982/2012
WAREHOUSE SF ±	4,000	RESTROOMS	2
OFFICE SF ±	1,200	DOCK DOORS	23 (Height: 10')
ACRES	2.61	CLEAR HEIGHT	14'
ZONING	GI	TAX PIN	6819-79-5555

PRICING & TERMS

LEASE RATE	\$7,250/Month, NNN	TICAM (ESTIMATED)	\$440/Month
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