

# 114 TURKEY FOOT ROAD

FOR SALE/LEASE | MOCKSVILLE, NC 27028

Linville | Team Partners

COMMERCIAL REAL ESTATE



FLEX SPACE FOR SALE OR LEASE

## PROPERTY HIGHLIGHTS

PROPERTY TYPE	Flex/Industrial
AVAILABLE SF ±	3,240
SALE PRICE	\$295,000
LEASE RATE	\$12.00, Modified Gross

## DESCRIPTION

Great flex space available in Mocksville! Located a quick 30 minute drive to Winston-Salem, Lexington, Statesville and only 1 hour to Charlotte. The building is ±3,240 SF and features office space that is newly renovated and spacious and a warehouse with a drive-in door and private restroom. There is ample graveled parking and easy access to I-40, Highway 601, and Highway 64.



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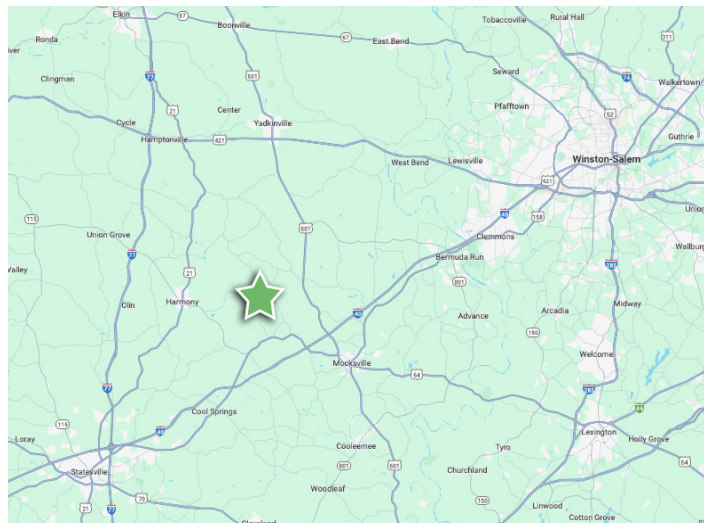
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## KEY FEATURES

- Located 30 minutes from Winston-Salem, Lexington and Statesville, 1 hour from Charlotte
- Newly renovated office space
- Warehouse with drive-in door and private restroom
- Ample graveled parking
- Easy access to Interstate 40, Highway 601, and Highway 64



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## PROPERTY INFORMATION

PROPERTY TYPE	Flex/Industrial	PROPERTY SUBTYPE	Warehouse
AVAILABLE SF ±	3,240	RESTROOMS	2
ACRES	1.72	FLOOR	Carpet, Concrete
YEAR BUILT	1968	ROOF	Flat
ZONING	H-B	DRIVE-IN DOORS	2
PIN	5801219132		

## PRICING & TERMS

SALE PRICE	\$295,000	LEASE RATE	\$12.00, Modified Gross
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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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