

## FOR SALE/LEASE

6325 Clementine Drive  
Clemmons, NC

- ◆ Building is 40,000 +/- SF
- ◆ Climate control in approximately 13,750 SF
- ◆ Zoned LI (Light Industrial)
- ◆ \$800,000.00
- ◆ \$2.50 per Sq. Ft./NNN



## FREEMAN

COMMERCIAL REAL ESTATE  
1255 Creekshire Way, Suite 200  
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FOR FURTHER INFORMATION  
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# FREEMAN COMMERCIAL REAL ESTATE

6325 Clementine Drive

## Property Facts

### Building Information

Total Square Footage.....	40,000 +/- sq. ft. Total
Manufacturing/Warehouse Space.....	39,850 +/- sq. ft.
Office Space.....	150 +/- sq. ft.
Site Acreage.....	2.54+/- acres
Ceiling Height.....	24'-30'
Column Spacing.....	25' x 50'
Building Dimensions.....	200' x 200'
Year Built.....	1978
Zoning.....	LI
Dock Doors.....	4 with load levers
Drive-in Doors.....	1-12' x 15'
Sprinkler System.....	ESFR
Floor.....	6" reinforced
Walls.....	Metal
Roof.....	Metal
Air Conditioning.....	Office plus 13,500 +/- sq. ft.
Electric.....	110/220/440
Water/Sewer.....	Village of Clemmons
Electric.....	Duke Energy
Gas.....	Piedmont Natural Gas
Asking Price.....	\$800,000.00

For Information Contact: Jay Luke (336) 768-4410

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