

FREEMAN COMMERCIAL REAL ESTATE

AVAILABLE FOR SUB-LEASE

716 Indeneer Drive
Kernersville, NC

30,000 square foot
Manufacturing/
Warehouse
On
3.28 Acres

- ◆ General Industrial Zoning
- ◆ Fenced Storage Yard
- ◆ Minutes to I-40



FREEMAN

COMMERCIAL REAL ESTATE
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716 Indeneer Drive Kernersville, NC Property Facts

Building Information

| | |
|------------------------------------|---|
| Total Square Footage..... | 30,000 sq. ft. buildings |
| Manufacturing/Warehouse Space..... | 28,750 sq. ft. |
| Office Space | 1,250 sq. ft. |
| Site Acreage | 3.28 acres |
| Ceiling Height | 18'-19' ft. |
| Column Spacing | 25' x 38' |
| Building Dimensions | 200' x 150' |
| Year Built | 1984 |
| Zoning | GI-General Industrial |
| Dock Doors..... | 4 |
| Parking..... | 39 spaces |
| Drive-in Doors..... | 1-12' x 14' |
| Sprinkler System | Wet |
| Lighting | Fluorescent |
| Walls..... | Metal siding with tilt up to 10' on front |
| Roof | Metal |
| Heat | Gas |
| Air Conditioning..... | Office Only |
| Electric..... | 800 Amp / 480 Volt |
| Water/Sewer | City of Kernersville |
| Electric..... | Duke Power |
| Gas..... | Piedmont Natural Gas |
| Lease Rate | \$ 2.90 per sq. ft. NNN |

Location Information

Interstates/Highways

| | |
|---------------------|-------------|
| Interstate 40 | 1.13 miles |
| Highway 68 | 8.84 miles |
| Interstate 73 | 10.86 miles |
| Interstate 85 | 17.50 miles |

Airports

| | |
|---------------------------------------|-------------|
| Piedmont Triad International..... | 13.35 miles |
| Raleigh Durham International | 83.30 miles |
| Charlotte Douglas International | 91.38 miles |

Major Cities

| | |
|----------------------|--------------|
| Washington, DC | 326.13 miles |
| Atlanta, GA | 327.65 miles |

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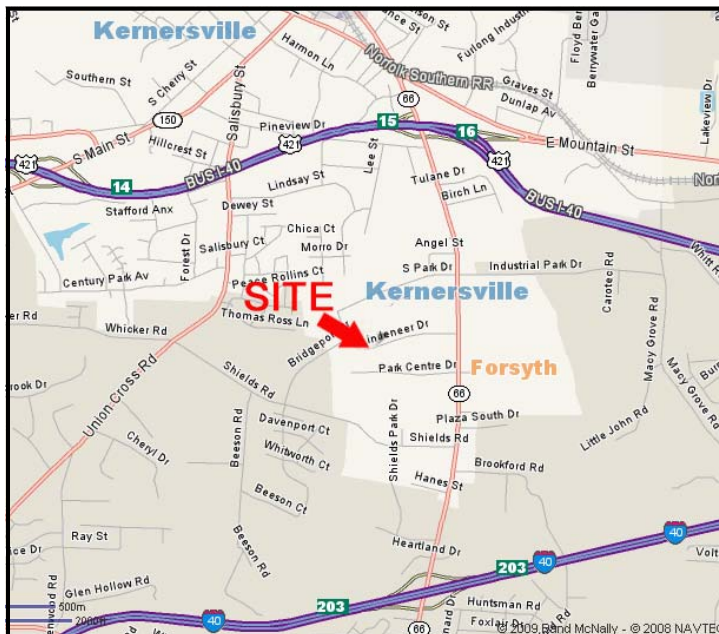
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716 Indeneer Drive
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Aerial



Vicinity Map



Regional Map



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