

FREEMAN COMMERCIAL REAL ESTATE

FOR SALE/LEASE

157 Industrial Drive
King, NC

13,440 SF on
6.2 acres

Fronting
US Hwy 52/
Future I-74



FREEMAN

COMMERCIAL REAL ESTATE
1255 Creekshire Way, Suite 200
Winston-Salem, NC 27103

FOR FURTHER INFORMATION
CONTACT:

BRAD MILLSAPS, CCIM
TRIP SMITHDEAL

PHONE: 336-768-4410
FAX: 336-768-4413

EMAIL:
BRAD@FREEMANCOMMERCIAL.COM
TRIP@FREEMANCOMMERCIAL.COM

Visit us on the Web
www.freemancommercial.com

-FEATURES-

- ◆ 12,000+/- square feet features masonry construction and 1,440+/- square feet is steel construction
- ◆ Property has excellent topography for easy future expansion
- ◆ Over 103,000 potential employees within a 30 minute drive
- ◆ Let your business take advantage of major highway visibility with easy access

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157 Industrial Drive King, NC Property Facts

Building Information

| | |
|-------------------------------------|---|
| Total Square Footage | 13,440 sq. ft. |
| Manufacturing/Warehouse Space | 9,940 sq. ft. |
| Office Space | 3,500 sq. ft. |
| Site Acreage | 6.24 acres |
| Ceiling Height | 12 ft. clear |
| Column Spacing | Clear span |
| Year Built | 1967 |
| Zoning | LI |
| Dock Doors | None |
| Parking | Ample |
| Drive-in Doors | 2 - 12' x 14' |
| Walls | Utility Brick, Concrete Block and Metal |
| Roof | Flat Built Up Tar & Gravel Roof |
| Heat | Gas |
| Air Conditioning | 100% cooled |
| Electric | 208Y120 Volts w/ 3-phase |
| Water | City of King |
| Sewer | Private Septic System |
| Electric | Duke Power |
| Gas | Piedmont Natural Gas |
| Expandable | Yes |
| Asking Price for Sale | \$475,000 |
| Asking Price for Lease | \$3.75/ft |

Location Information

Interstates/Highways

| | |
|---------------------|-----------|
| Interstate 74 | 0.9 miles |
| Interstate 40 | 15 miles |
| Interstate 77 | 9 miles |

Airports

| | |
|---------------------------------------|-----------|
| Smith Reynolds Airport | 14 miles |
| Piedmont Triad International | 37 miles |
| Raleigh Durham International | 107 miles |
| Charlotte Douglas International | 97 miles |

Major Cities

| | |
|----------------------|-----------|
| Washington, DC | 351 miles |
| Atlanta, GA | 332 miles |

For Information Contact: Brad Millsaps, CCIM, Brad@Freemancommercial.com or Trip Smithdeal, Trip@FreemanCommercial.com at (336)768-4410

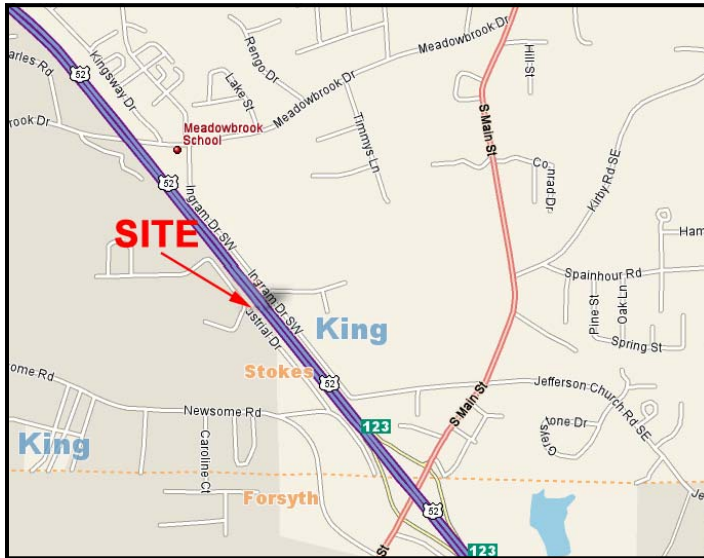
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157 Industrial Drive
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Map Vicinity

Map Region



Aerial



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