

# FREEMAN COMMERCIAL REAL ESTATE

## FOR SALE

327 Lyalls Acres Drive  
Walnut Hill, NC (Near Jefferson, NC)

Like New  
9,900 Sq. Ft.  
Manufacturing  
Building  
On  
1.76 Acres  
Only  
\$450,000.00



## FREEMAN

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

FOR FURTHER INFORMATION  
CONTACT:

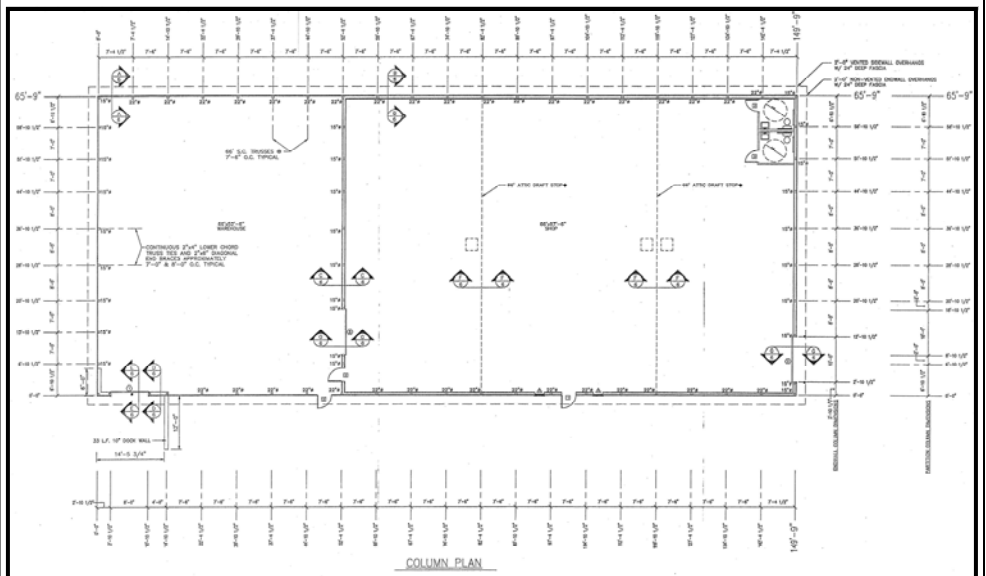
BRAD MILLSAPS, CCIM

PHONE: 336-768-4410

FAX: 336-768-4413

EMAIL:  
BRAD@FREEMANCOMMERCIAL.COM

Visit us on the Web  
[www.freemancommercial.com](http://www.freemancommercial.com)



NO WARRANTY OR REPRESENTATION IS MADE TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. ALL INFORMATION IS SUBJECT TO CHANGE OR WITHDRAWAL. NO LIABILITY IS ASSUMED FOR ANY INACCURACY OF ANY INFORMATION.

# FREEMAN COMMERCIAL REAL ESTATE

## 327 Lyalls Acres Drive

### Property Facts

#### Building Information

Total Square Footage.....	9,900 sq. ft.
Manufacturing (Fully Conditioned) .....	6,402 sq. ft.
Warehouse Space .....	3,498 sq. ft.
Site Acreage .....	1.76 acres
Ceiling Height .....	12 ft.
Column Spacing .....	Freespan
Building Dimensions .....	66' x 150'
Year Built .....	2001
Dock Doors.....	One
Parking.....	Ample
Drive-in Doors.....	1-8' x 10'
Sprinkler System .....	None
Lighting .....	High Output Fluorescent
Floor .....	4" concrete
Walls.....	Steel panels
Roof .....	Steel panels
Heat .....	Heat pump
Electric.....	3 phase 220 volt
Water/Sewer .....	Well/septic
Electric.....	Blue Ridge Electric
Expandable .....	Possibly
Asking Price .....	\$450,000.00

#### Location Information

##### Interstates/Highways

Interstate 421 .....	22 miles
Interstate 81 .....	35 miles
Interstate 77 .....	62 miles

##### Airports

Ashe County Airport .....	8.3 miles
Piedmont Triad International.....	120 miles
Charlotte Douglas International .....	132 miles

##### Major Cities

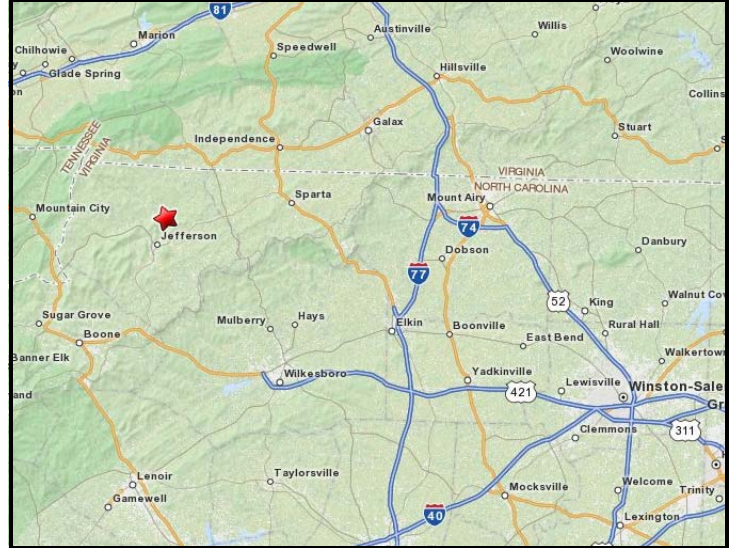
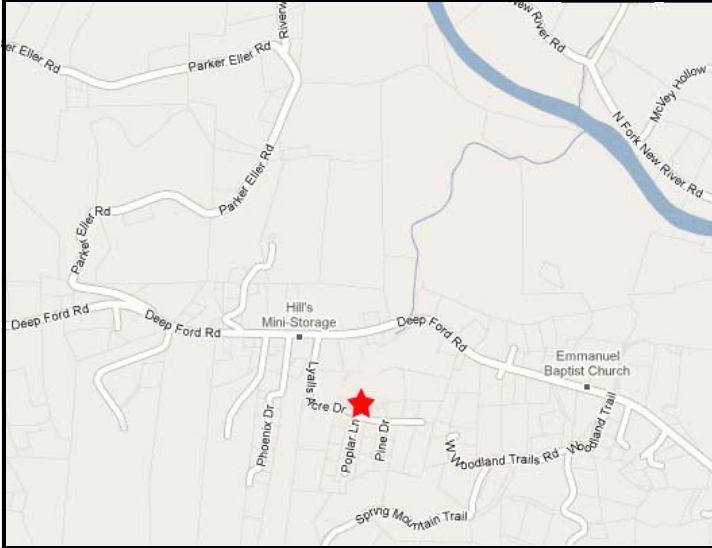
Washington, DC .....	368 miles
Atlanta, GA .....	331 miles

For Information Contact: Brad Millsaps, CCIM 336/768-4410; brad@freemancommercial.com

NO WARRANTY OR REPRESENTATION IS MADE TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. ALL INFORMATION IS SUBJECT TO CHANGE OR WITHDRAWAL. NO LIABILITY IS ASSUMED FOR ANY INACCURACY OF ANY INFORMATION.

# FREEMAN COMMERCIAL REAL ESTATE

## 327 Lyalls Acres Drive Walnut Hill, NC Location Maps



### Aerial



For Information Contact: Brad Millsaps, CCIM 336/768-4410; [brad@freemancommercial.com](mailto:brad@freemancommercial.com)

**NO WARRANTY OR REPRESENTATION IS MADE TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. ALL INFORMATION IS SUBJECT TO CHANGE OR WITHDRAWAL. NO LIABILITY IS ASSUMED FOR ANY INACCURACY OF ANY INFORMATION.**