

# FREEMAN COMMERCIAL REAL ESTATE

## First Class Industrial Building Now Available For Sale or Lease

5275 National Center Drive  
Colfax, NC

**New Price**

**42,850 Sq. Ft.  
On  
4.16 Acres  
Minutes From  
Piedmont Triad  
International  
Airport**



**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

## 5275 National Center Drive Property Facts

### Building Information

Total Square Footage.....	42,850 sq. ft.
Manufacturing/Warehouse Space.....	34,713 sq. ft.
Office Space.....	8,137 sq. ft.
Site Acreage.....	4.155 acres
Ceiling Height.....	20 - 22 ft.
Column Spacing.....	40' x 40'
Building Dimensions.....	203' x 203'
Year Built.....	1998
Zoning.....	CU-LI
Dock Doors.....	4 with load levelers
Parking.....	50 spaces
Drive-in Doors.....	2 - 12' x 14'
Sprinkler System.....	ESFR
Lighting.....	Metal Halide
Floor.....	6" reinforced, 3,000 psi
Walls.....	Utility Brick (rear metal siding to allow expansion)
Roof.....	EPDM Ballasted Rubber Roof
Heat.....	Gas
Air Conditioning.....	Office Only
Electric.....	2500 Amp / 480 Volt
Water/Sewer.....	City of High Point
Electric.....	Duke Power
Gas.....	Piedmont Natural Gas
Expandable.....	Yes
Asking Price.....	\$2,500,000.00
Asking Lease Rate.....	\$4.15/sf NNN

### Location Information

#### Interstates/Highways

Interstate 40.....	1.3 miles
Highway 68.....	2 miles
Interstate 73.....	6 miles
Interstate 85.....	12 miles

#### Airports

Piedmont Triad International.....	6 miles
Raleigh Durham International.....	79 miles
Charlotte Douglas International.....	95 miles

#### Major Cities

Washington, DC.....	322 miles
Atlanta, GA.....	330 miles

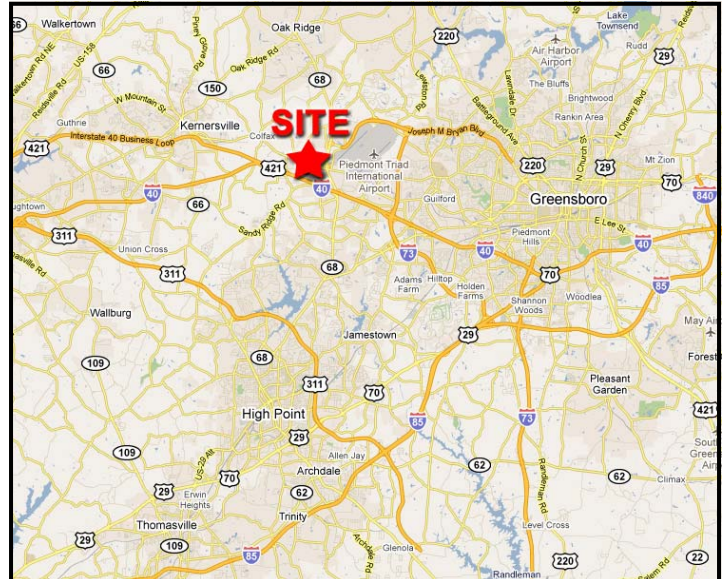
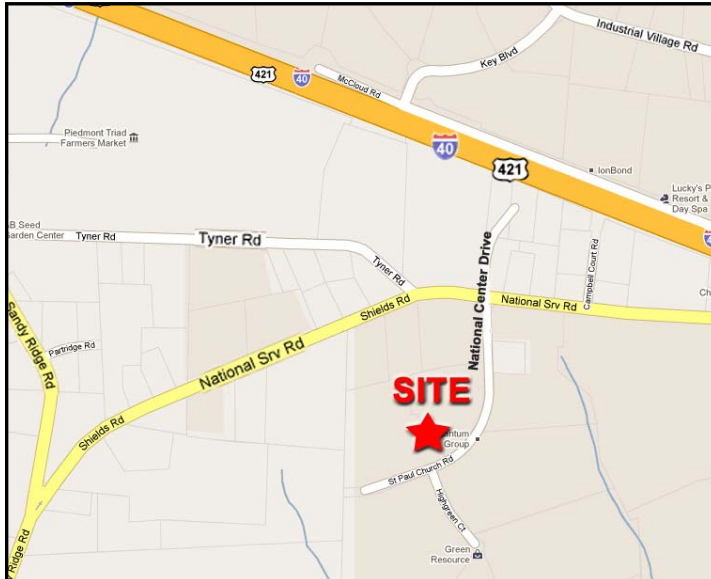
For Information Contact: Brad Millsaps, CCIM [brad@freemancommercial.com](mailto:brad@freemancommercial.com) or Trip Smithdeal [trip@freemancommercial.com](mailto:trip@freemancommercial.com) 336/768-4410

**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

**5275 National Center Drive  
Colfax, NC**

## Location Maps



## Aerial



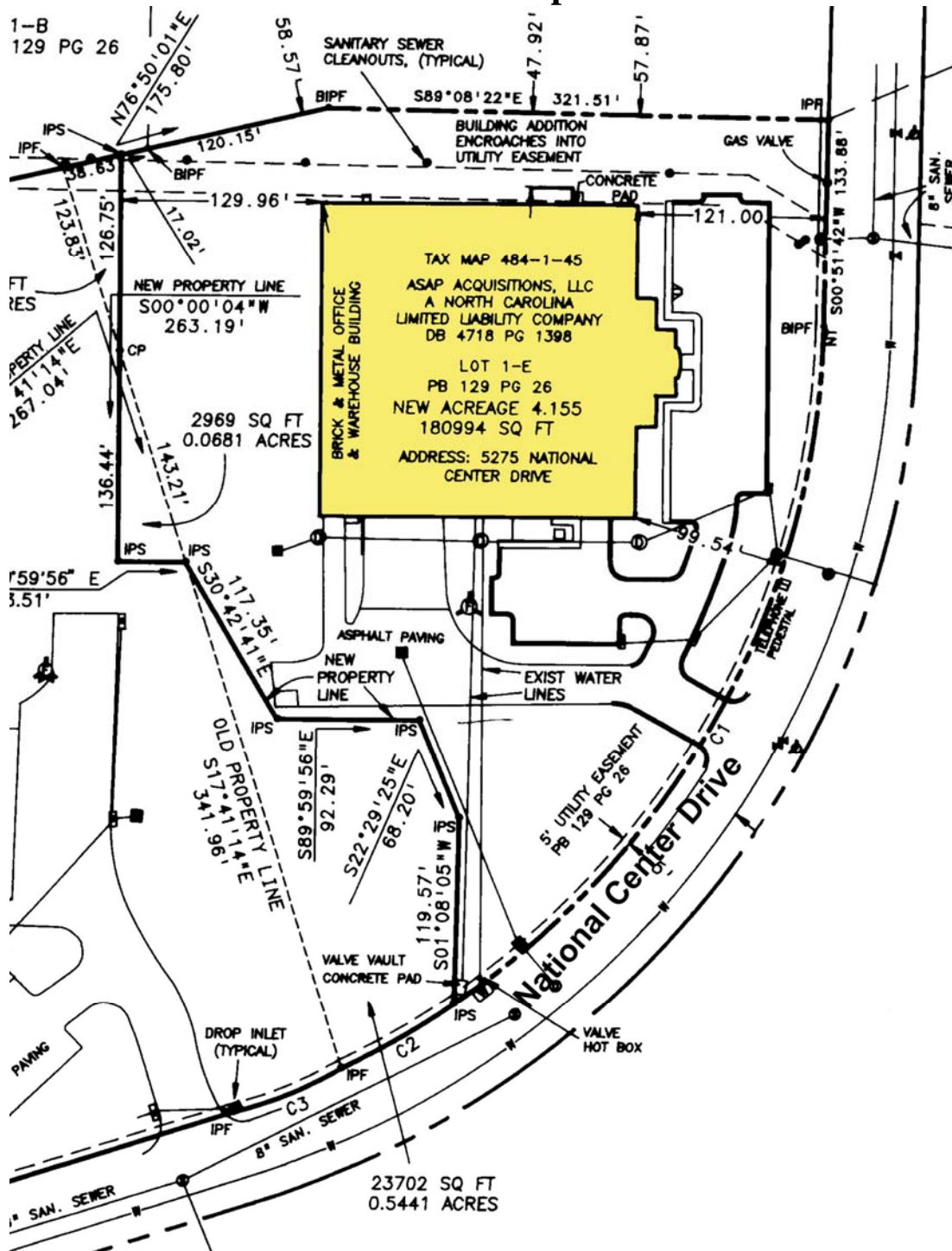
For Information Contact: Brad Millsaps, CCIM [brad@freemancommercial.com](mailto:brad@freemancommercial.com) or Trip Smithdeal [trip@freemancommercial.com](mailto:trip@freemancommercial.com) 336/768-4410

**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

## 5275 National Center Drive Colfax, NC

### Site Map

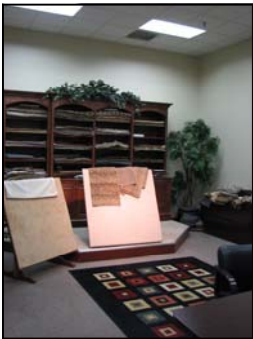
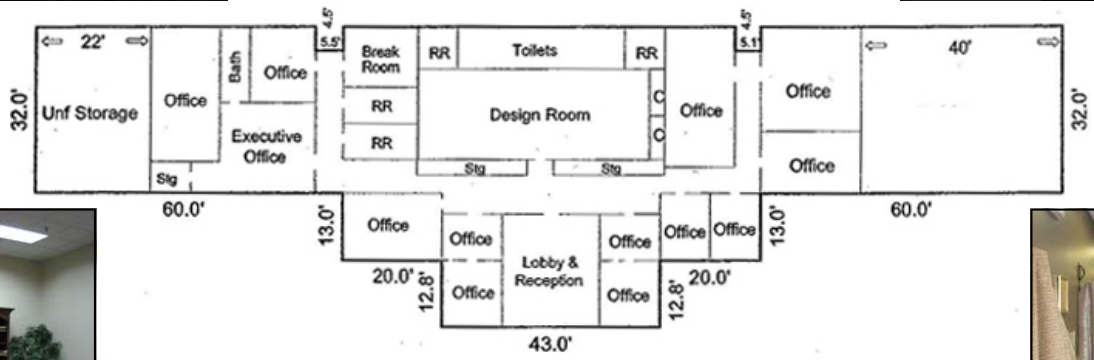
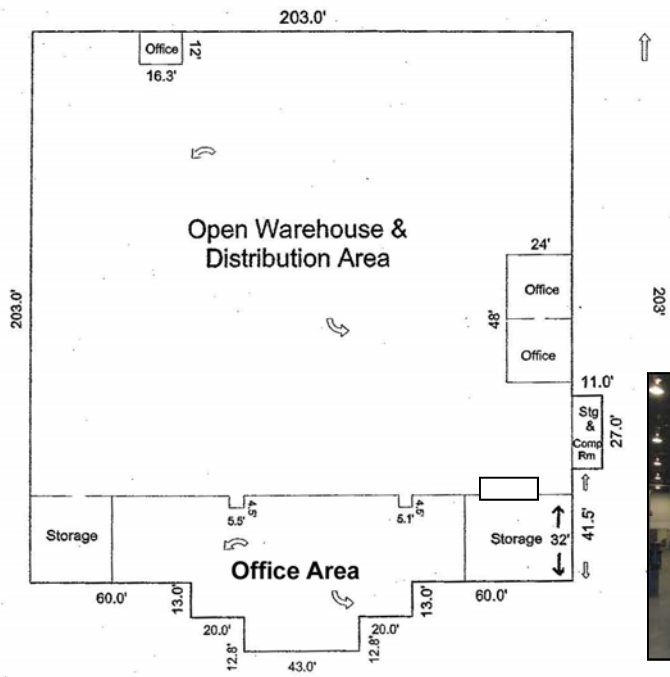


For Information Contact: Brad Millsaps, CCIM [brad@freemancommercial.com](mailto:brad@freemancommercial.com) or Trip Smithdeal [trip@freemancommercial.com](mailto:trip@freemancommercial.com) 336/768-4410

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

## Overall Building Sketch



## Office Detail Sketch

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

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.