

SALE/LEASE



### **FUNCTIONAL MANUFACTURING & WAREHOUSE LAYOUTS**

- 1,000 KVA existing transformation
- 12,000-Volt, 3 phase primary system serving the building
- Access to 4 distribution circuits
- Building is within 500 feet of a distribution substation
- 76,331 Sq Ft Available for light manufacturing and/or warehousing
- Large truck court



PHILIP PRICE Direct: 336.283.0643 Mobile: 336.558.7015

Email: Phil@millerhatcher.com



LOCATION



Shipping Services					
Norfolk Int'l Terminals 7737 Terminal Blvd. Norfolk, VA	278 miles	via Truck			
Port of Wilmington 2202 Burnett Blyd. Wilmington, NC	246 miles	via Truck			
Port of Morehead City 113 Arendell St. Morehead City, NC	264 miles	via Truck			
Piedmont Triad Int'l Airport 1000A Ted Johnson Pkwy. Greensboro, NC	33 miles	via Air			
Norfolk Southern Inter. 1105 Merritt Drive Greensboro, NC	39 miles	via Truck			
CSX Terminal 5430 Hovis Rd. Charlotte, NC	88 miles	via Truck			

Forum Parkway Extension Plans - NC DOT

https://www.ncdot.gov/news/public-meetings/ Documents/U-5899 PreferredAlternative map alt1.pdf

#### Site Plan

https://millerhatcher.com/siteplan-old-belt-way

### **Boundary Survey**

https://millerhatcher.com/boundary-old-belt-way

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DETAILS

LOCATION						
Address	1190 Old Belt Way					
City	Rural Hall	Zip	27045	County	Forsyth	
PROPERTY DETAILS						
Property Type	Industrial	Acres ±	6.76	Dimensions ±		
Available SqFt±	76,331	Floors	1	Ceiling Height±	14' - 18'	
Office SqFt ±	2,378	Restrooms		Parking	46 Free surface	
Building SqFt ±	73,953	Flooring	Concrete	Docks ±	7	
SqFt per Floor ±	76,331	Roof	Membrane	Drive-ins ±	1	
Year Built	1977	Bldg Exterior	Metal & Masonry	Sprinklered	Partial	
UTILITIES						
Electrical	Duke Energy	Sewer	Septic	Heat	Propane	
Water	Public	Air	Partial	Gas	No	
TAX INFO						
Tax PIN	6819-77-9687	Zoning	Gl			
PRICING						
Lease Rt/SqFt ±	\$3.25	Lease Type	NNN			
Price	\$2,900,000.00					
COMMENTS						

Almost completely converted to new LED lighting. Large portion of work area is air conditioned. The addition has columns. Building lends itself to functional manufacturing and warehouse layouts. Large lot for trucks. Two docks have levelers. Facility is located very close to the US Hwy 52 and City Beltway Inter-

section. Convenient to large shipping services.

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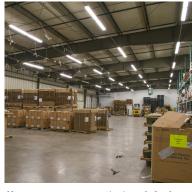
IMAGES















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