



**MILLER HATCHER**  
COMMERCIAL REAL ESTATE

1190 OLD BELT WAY, RURAL HALL, NC 27045

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  
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1190 OLD BELT WAY, RURAL HALL, NC 27045

LOCATION



### Shipping Services

Norfolk Int'l Terminals 7737 Terminal Blvd. Norfolk, VA	278 miles	via Truck
Port of Wilmington 2202 Burnett Blvd. 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](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>

Video - Walk thru of property

<https://millerhatcher.com/video-old-belt-way-1>

To learn more about this property:

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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	GI		
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### PRICING

Lease Rt/SqFt ±	\$3.45	Lease Type	NNN		
Price	\$3,234,000				

### 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.

*To learn more about this property:*

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IMAGES



No warranty or representation is made for the accuracy or assumptions of the information contained herein. All information is subject to omissions, errors, price changes, prior sale, and/or withdrawal without notice. No liability is assumed for any inaccuracy of the information contained herein.

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