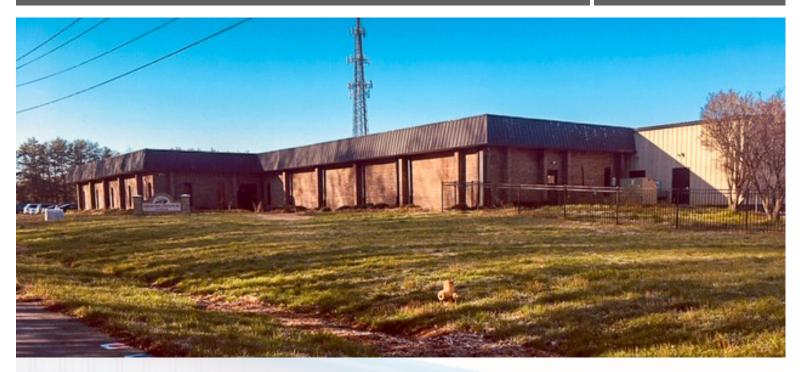


MILLER HATCHER Commercial Real Estate

## 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 Direct: 336.283.0643 Mobile: 336.558.7015 Email: Phil@millerhatcher.com

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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	4 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

Video - Walk thru of property https://millerhatcher.com/video-old-belt-way-1

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### MILLER HATCHER Commercial Real Estate

## 1190 OLD BELT WAY, RURAL HALL, NC 27045

### 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				
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.						

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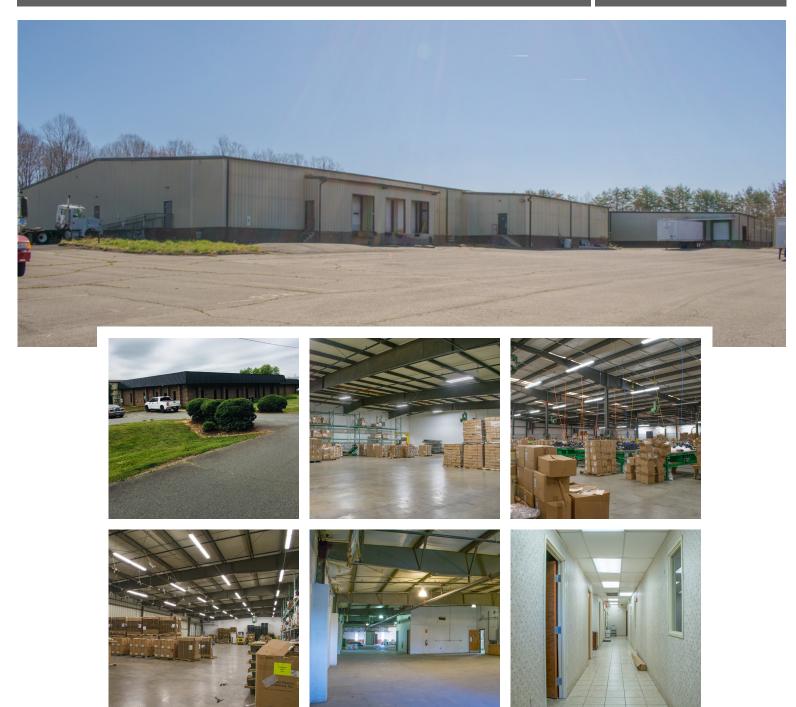
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### IMAGES



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