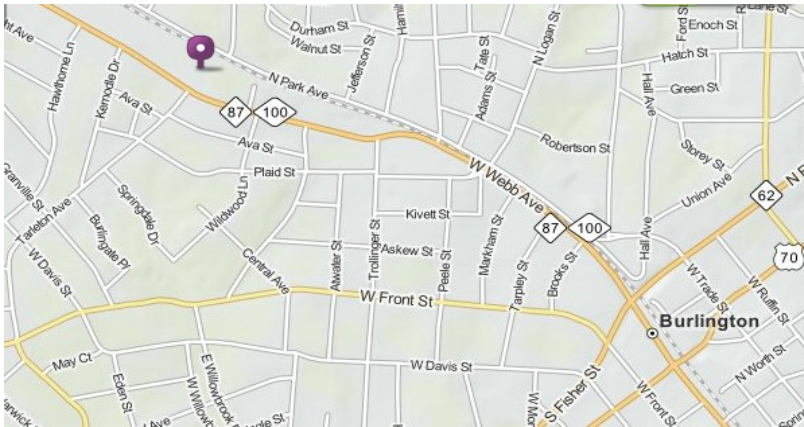
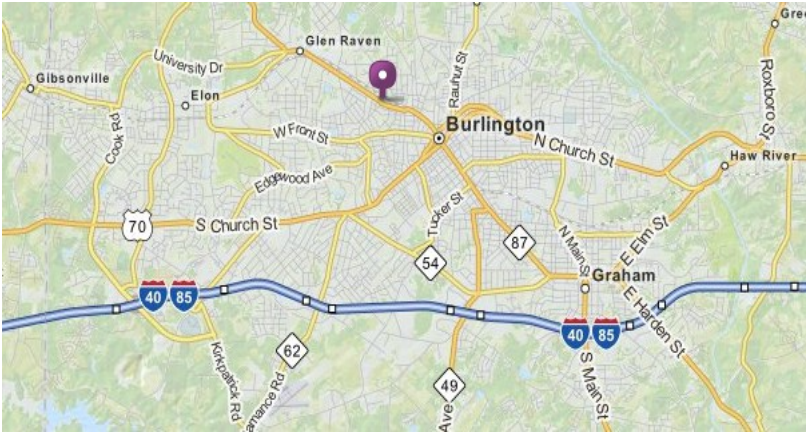


# Industrial Space For Sale or Lease

Dowell Commercial

1139 West Webb Avenue, Burlington NC



## This Property Offers:

### A Central Burlington / Alamance County Location:

This north Burlington location would allow for easy access to Alamance County or the Triad / Triangle market. This site offers primary proximity to Burlington (population est. 50,000) and secondary proximity to Greensboro (population est. 243,000), Chapel Hill (population est. 55,000), and Durham (population est. 219,000).

**Secure, Stand Alone, Versatile Property:** This location is perimeter fenced with secured onsite truck parking. Lot area is estimated at 19,500 SF. This stand alone building offers a quality showroom / entry space at the front of the property and also internal office areas (including a kitchenette). Office areas compose 2,250 SF of building space (est. 9% - 10%). Industrial areas are separated but could be used in conjunction with each other. See page two of this flyer for details and photographs.

*For details, contact:  
Sean Dowell at (919) 924-4137 or  
Ken Born at (703) 980-7754*

## Site Details:

*Parcel ID:* Alamance County 125208

*Acreage:* 1.26 acres with 161 SF frontage.

*Zoning:* I-2 or Light Industrial, Burlington Planning

*Building SF:* 22,240 SF

*Year Built:* Early 1950s.

*Construction:* Masonry one (1) story building

*AC & Heat:* Located fully in office areas. Front two sections of warehouse area has gas space heaters while the rear industrial sections have no AC or heat

*Clear Height:* Approximately 14' clear

*Fire Suppression:* Fully sprinkled

*Dock Doors:* Three (3) covered 8'x10' dock door on the front of the facility. On the side of the facility is a fourth dock door and a fork lift drive in door.

*Prior Use:* Cabinet manufacturing

*Disclosure:* Back portions of this building are within the adjacent railway easement. This is estimated at approx. 3,000 SF of building area (104' x 19.5')

*Pricing:* \$350,000 or \$2.25 SF.

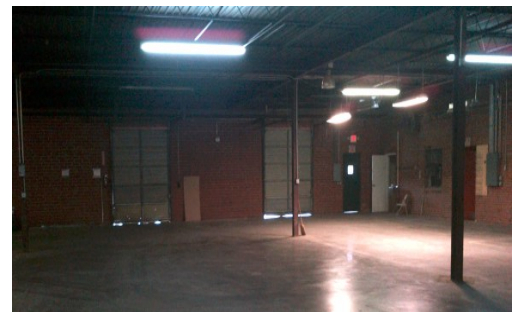
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Railroad Area  
Back of Building.



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