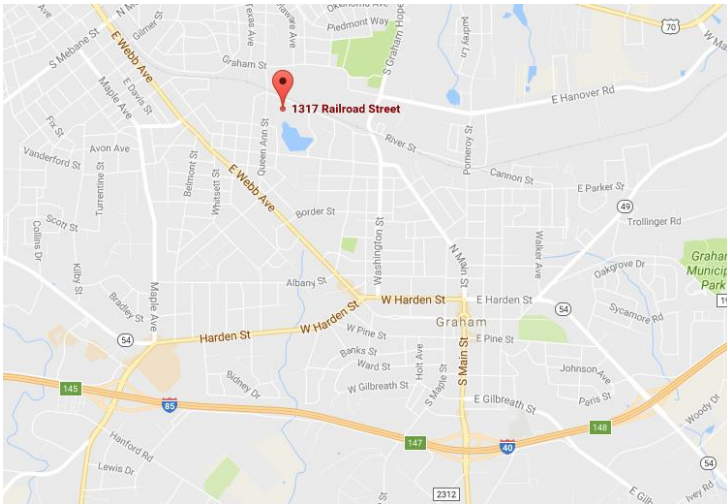


Warehouse / Automotive Opportunity

1317 Railroad Street, Burlington NC

DOWELL
COMMERCIAL



This Property Offers:

A Well Located Asset with Great Bones: This functional industrial building has a central Alamance County location northwest of downtown Graham. It is a multi-tenant building with good bones and perks. Building includes varied clear height space, easy access through oversized doors, as well as secured outdoor parking / exterior storage area. Active onsite property management due to fact the co-tenant in this building is the building owner.

Building Gross SF: 9,120 SF

Date of Construction: 1944

Owner / Co-Tenant: Publicaciones Faro de Gracia, a book distributor.

Gross SF Available: Approx. 2,350 SF

Available Space: Space is a prior automotive shop. It is primarily two bay shop space (approx. 1,500 SF) that also includes a small office area and bathroom. Overall, space is approx. 48' x 48' in size.

Drive In Doors: Two oversized 13' x 14' drive in doors.

Clear Height: Circular roof with eaves at 15' and center at 17'.

Power: Three phase, 220.

Fire Suppression: None

Heating & Cooling: Only the office area is temperate controlled.

Access & Parking Areas: Space includes its own private access into a shared, perimeter fenced, parking lot.

Land Area: 2.85 acre site.

Opportunity: For lease at \$1,500 / month. Lease rate includes building taxes and insurance as well as basic common area maintenance. Also included in the base rent is basic water services. Otherwise, tenant is responsible for their own utilities charges, personal insurance, etc.

For More Details, Contact:

Sean Dowell

(919) 924-4137

Sean@DowellCommercial.com

Lance Wood

(336) 339-7036

Lance@DowellComercial.com