

# WAREHOUSE—DISTRIBUTION—MANUFACTURING BUILDING AVAILABLE

For Lease (Will Consider Sale Under Special Circumstances)

635 King St.—Reidsville, NC 27320

~40,000 sf (204x194)  
3.56 acres  
Building/parking expandable  
18'-20' ceilings  
City of Reidsville Water and Wastewater  
Duke Energy  
Piedmont Natural Gas  
High Speed Telecom

Block exterior construction  
Fully sprinkled  
New roof in sections  
Heated interior  
Fully climate controlled office  
Dock-high doors  
Large drive-in doors  
Can subdivide—owner will consider for credit tenant with long-term lease



**\$2.75/sf NNN**

**\$3.25/sf Gross**

**Market Rate! - Negotiable based on credit, term and other factors**

JEFF GARSTKA—ECONOMIC DEVELOPMENT DIRECTOR, CITY OF REIDSVILLE

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Parking currently being expanded. Could be expanded further. Also, approximately 10,000-15,000 square feet of additional building could be added on with minimal issue.

