



105 Furlong Industrial Drive — Kernersville, NC

Industrial Property **For Sale / Lease**

Presented By:

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105 FURLONG INDUSTRIAL DRIVE

INDUSTRIAL PROPERTY FOR SALE / LEASE



105 FURLONG INDUSTRIAL DRIVE
KERNERSVILLE, NC 27284

PROPERTY DESCRIPTION

105 Furlong Industrial Drive is a well-maintained 10,000 SF industrial facility situated on 1.62 acres in an established Kernersville industrial park. The property features an efficient 70% warehouse / 30% office layout, dock-high and drive-in loading, and a fully fenced and gated rear yard ideal for secure outdoor storage. Zoned LI (Light Industrial), the property offers excellent access to US-421 and NC-66 and is strategically positioned within the Piedmont Triad, providing convenient connectivity to Winston-Salem, Greensboro, and High Point.

OFFERING SUMMARY

Sale Price:	\$1,450,000
Lease Rate:	\$10.75 SF/yr (NNN)
Available SF:	10,000 SF
Lot Size:	1.62 Acres
TICAM:	\$1.08/SF

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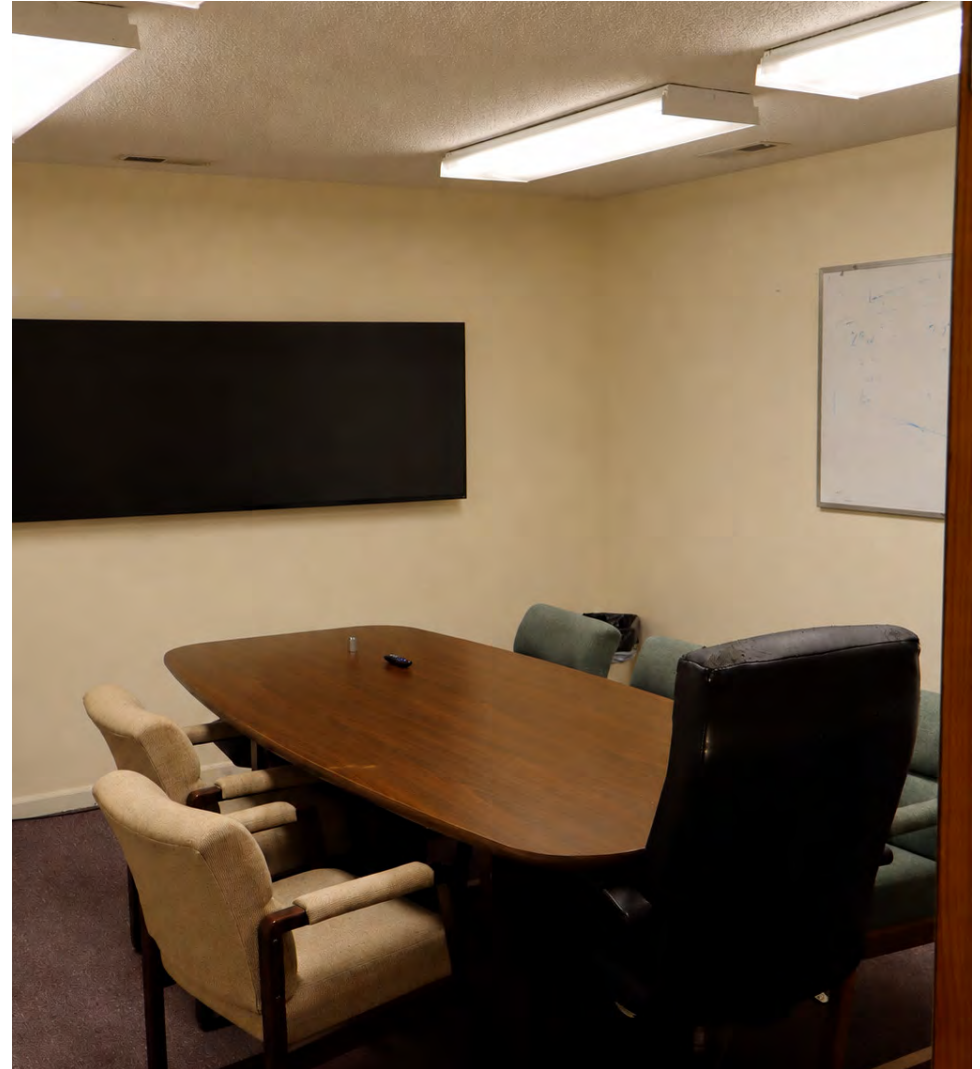
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LOCATION INFORMATION

Address 105 Furlong Industrial Drive
Kernersville, NC 27284

PROPERTY INFORMATION

Property Type	Industrial/Warehouse
Zoning	LI – Light Industrial
Lot Size	1.62 Acres
Power Description	3 phase, 400 amps
Building Size	10,000 SF
Number of Grade Level Doors	1 (14'W x 12'H)
Number of Dock High Doors	1 (12'W x 10'H)
Ceiling Height	12-14 ft
Office Space	3,000 SF
Year Built	1996
Warehouse %	70.0%
Outdoor Storage	Fenced, Gated, & Graveled



SALE PRICE: \$1,450,000
LEASE RATE: \$10.75 SF/YR
(NNN)

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