

# 100 DON TRUPELL LN

THOMASVILLE, NC | FOR LEASE

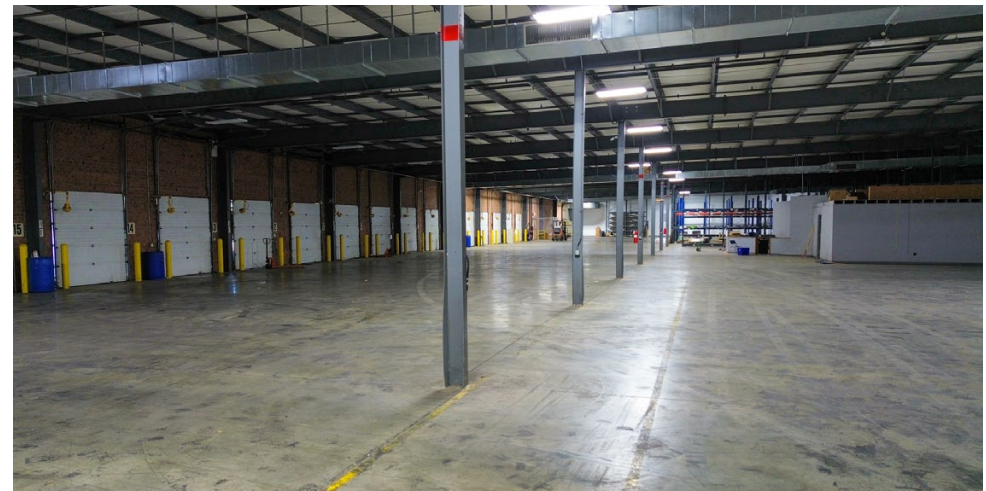


**NAI Piedmont Triad**  
Commercial Real Estate Services, World Wide

**160,000+/- SF ON 18.29+/- ACRES**

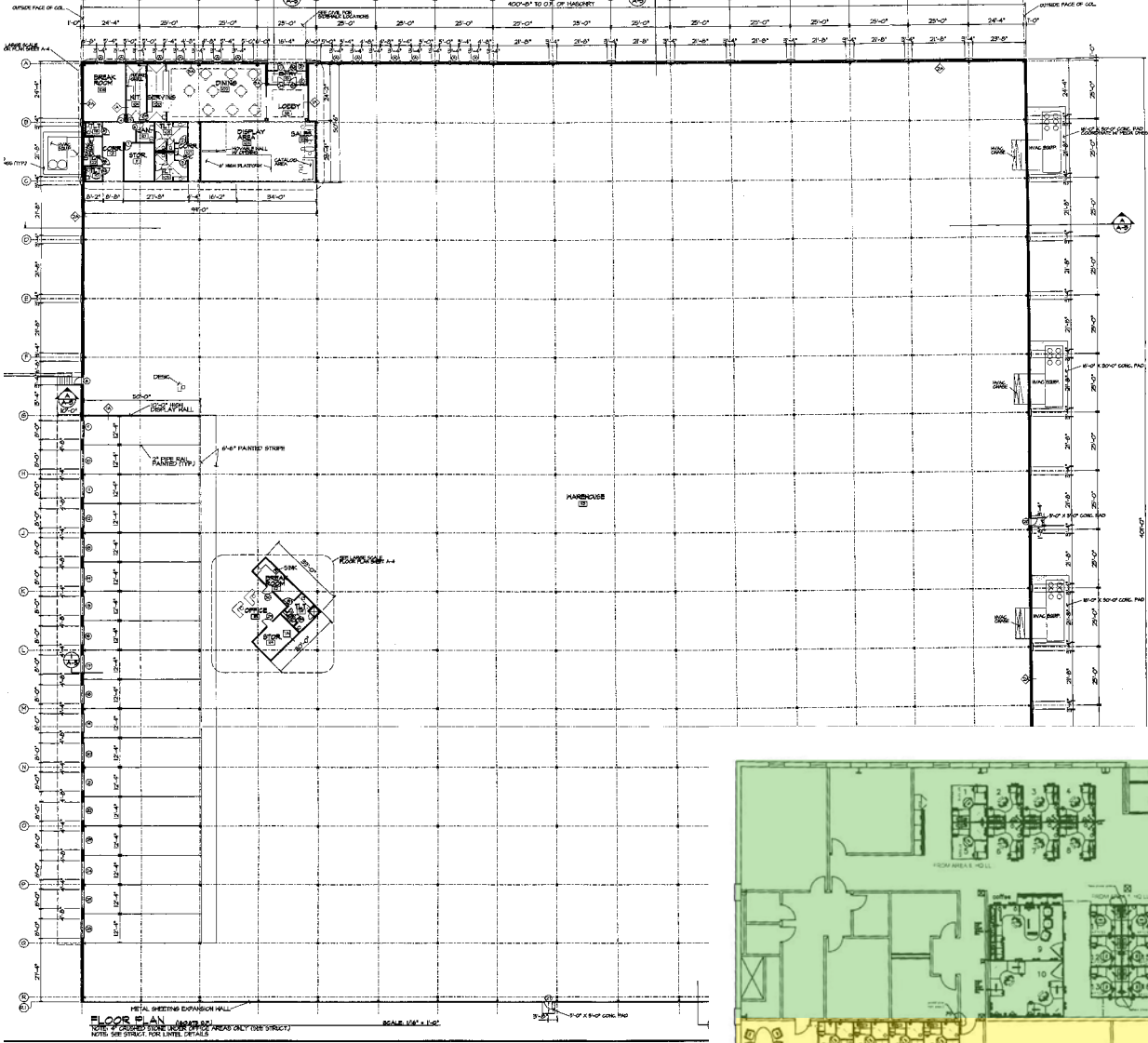
# PROPERTY *information*

Building	160,000 +/- SF on a total of 18.296 +/- acres Fully Conditioned
Main Office	4,850 SF
Production Area	10,150 SF with 11'9" Clear Height (Currently built out as Office but can be reverted to Warehouse)
Shipping & Receiving	1,036 SF
Data Room	7,500 SF
Potential Building Expansion of +/- 90,000 SF* OR Expanded to accommodate up to approximately 52 Trailer Drops* <i>*Not included in current lease rate.</i>	
Location	Thomasville Business Park
Zoning	Light Industrial (M1)
Age	Built 1999
Roof	Standing seam metal
Clear Height	15'-20'
Lighting	Motion activated LED lighting
Dock Doors	18 dock high, 1 drive in
Power	Duke Energy 12 KV Distribution Circuit 1500 KVA Transformer serving multiple 2000-amp switch gear
HVAC	Approx. 295 tons of HVAC
Sprinklers	Wet System
Parking	Plenty of Surface Parking
Additional	Infrastructure for Disaster Recovery facility (back-up generator and secure data room)



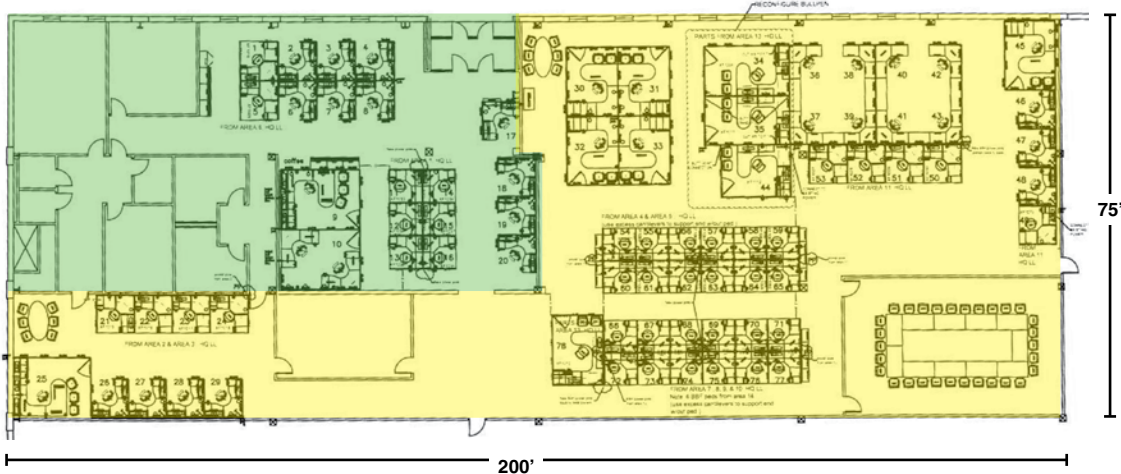
**LEASE RATE: \$6.45/SF NNN**

# FLOORplan



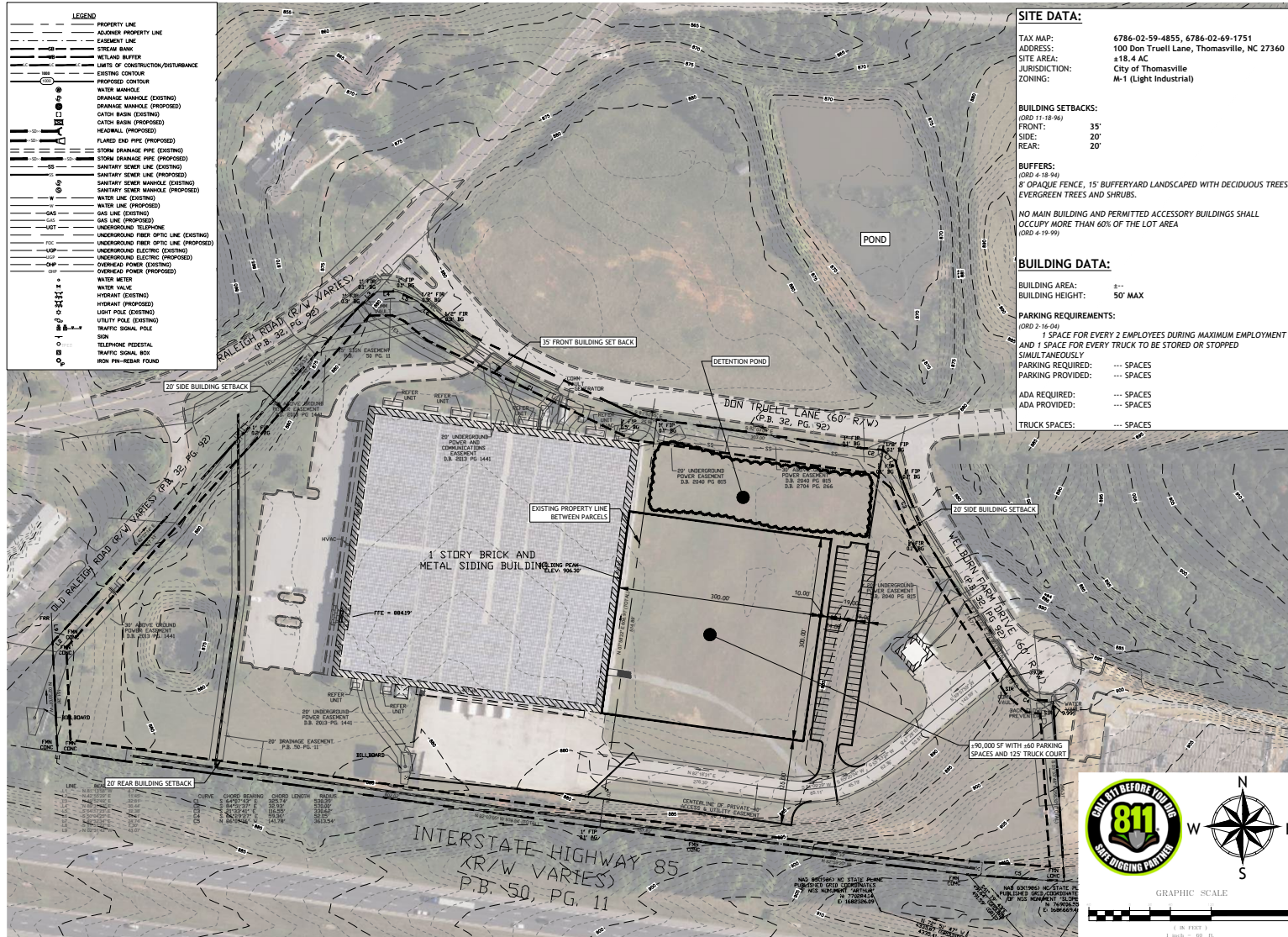
- Main Office  
+/- 4,850 SF
- Office/Production Area  
+/- 10,150 SF

Detailed Office Area



# EXPANSION *plan*

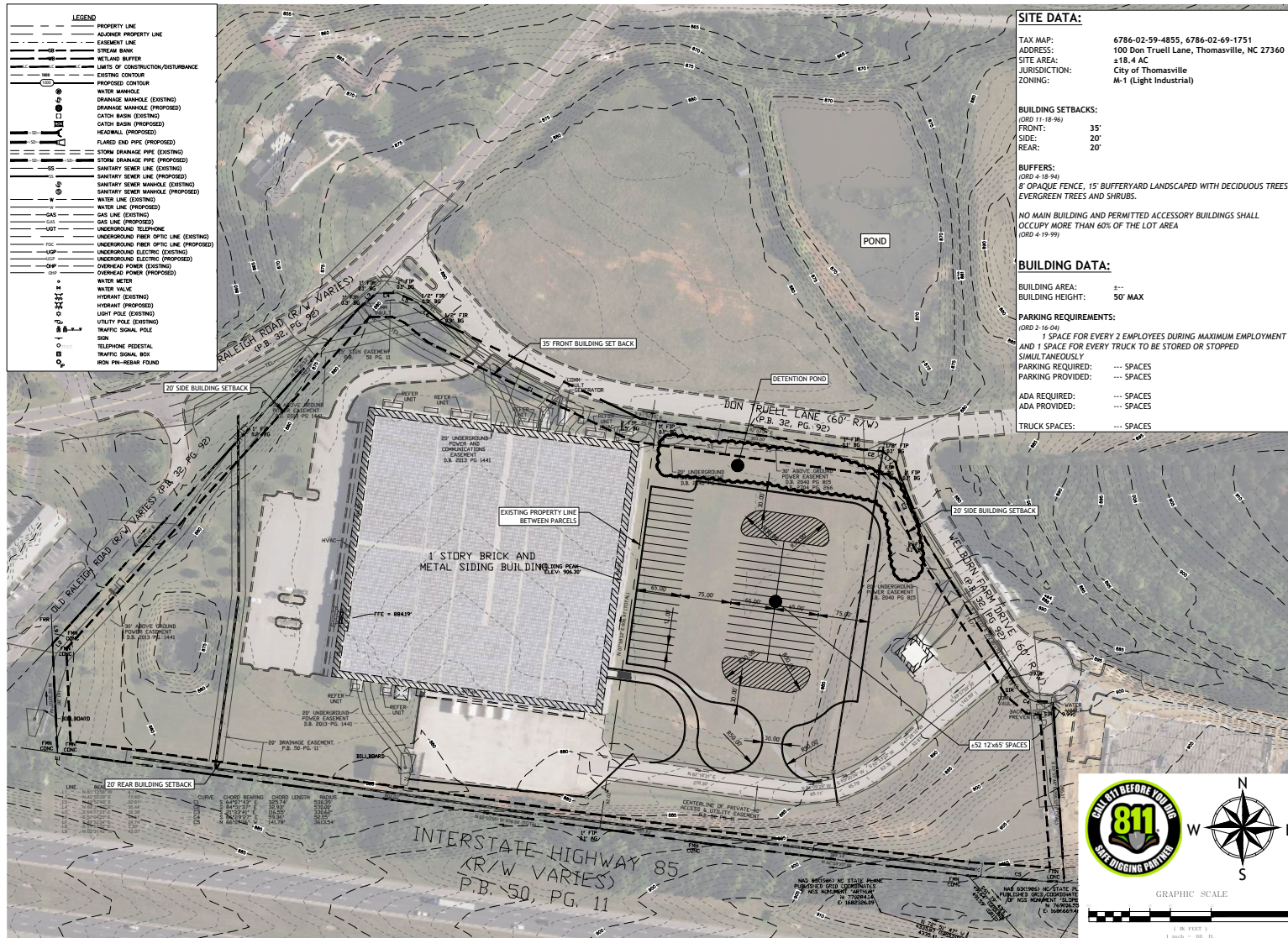
## BUILDING



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# EXPANSION *plan*

## TRAILER PARKING



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# REGIONAL *map*



**BROKERAGE  
DEVELOPMENT  
INVESTMENTS**



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