

HIGHLIGHTS

BNCP

- Conveniently located in Southeast 40 Centre Business Park at 4124 & 4204 Virtuous Street off the I-40 intersection of Jones Sausage Road only 1 mile from the new Amazon Distribution Center
- Major neighborhood industrial include Gregory Poole Caterpillar, Pepsi Bottling, United Rental, Fleet Pride, and the Amazon Distribution Center
- Major neighborhood retail include Bojangles, Burger King, Smithfield's and Wilco Hess
- Zoned IX-3

AVAILABILITY

Two newly constructed and high quality 10,000 sf ft buildings on a well maintained 2.37 acre site

~~4124 Virtuous Street~~

- ~~• 10,000 sf total~~
- ~~• 2,000 sf office and 8,000 sf warehouse with two 16 ft high x14 ft wide drive in doors~~
- ~~• 3,000 sf of covered secure outside storage~~
- ~~• 18 ft clear~~

4204 Virtuous Street

- 10,000 sf total
- Two separate 5,000 sf with 1,000 sf of office and 4,000 sf of warehouse each suite has one 16 ft high x14 ft wide with grade level and dock access (dock well is equipped with leveler)
- 18 ft clear

RATE

\$17.50 PSF | NNN + \$3.50 TICAM

Owner-William Bodenhamer Cell 954-304-6652

LOCATION

Located just off I-40 near the intersection of Jones Sausage Road near the new Amazon Distribution Center

amazon

2.4 million sf
distribution center

1 mile

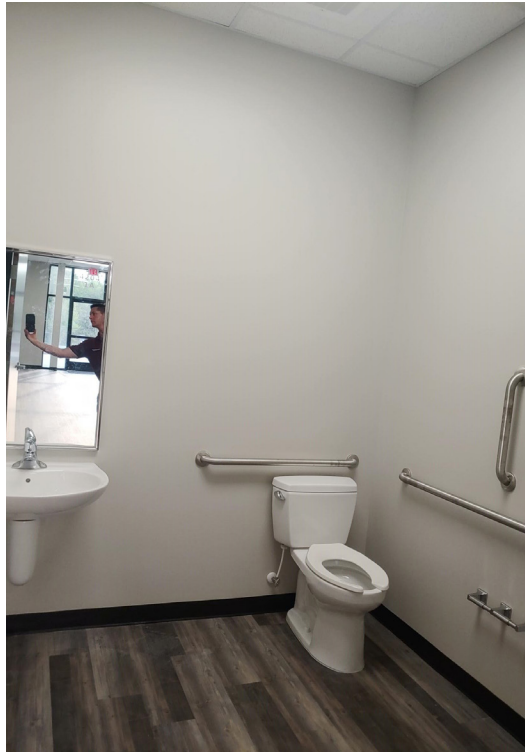
SITE

two 10,000 sf
warehouses

Hotel site



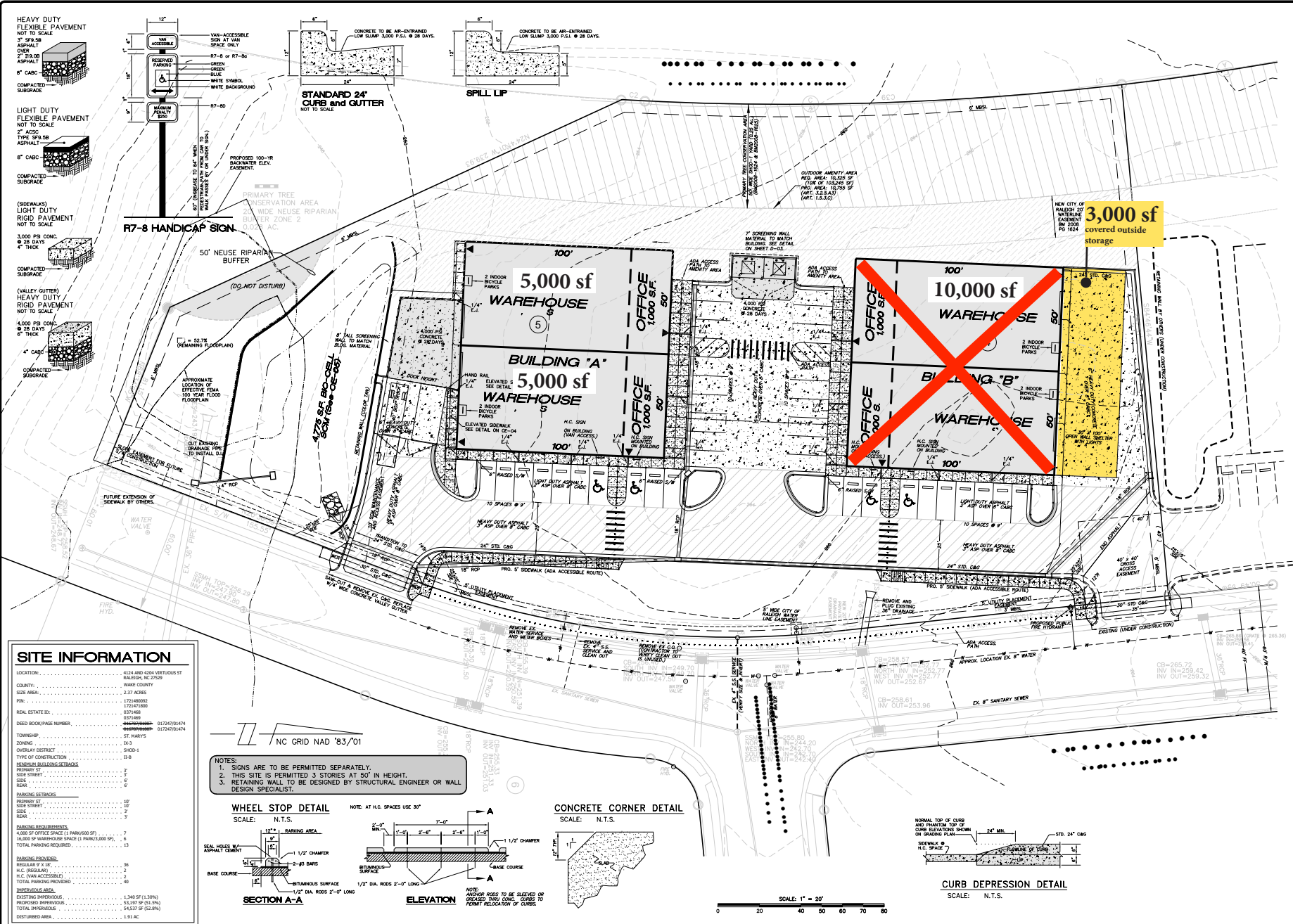
INTERIOR PHOTOS



EXTERIOR PHOTOS

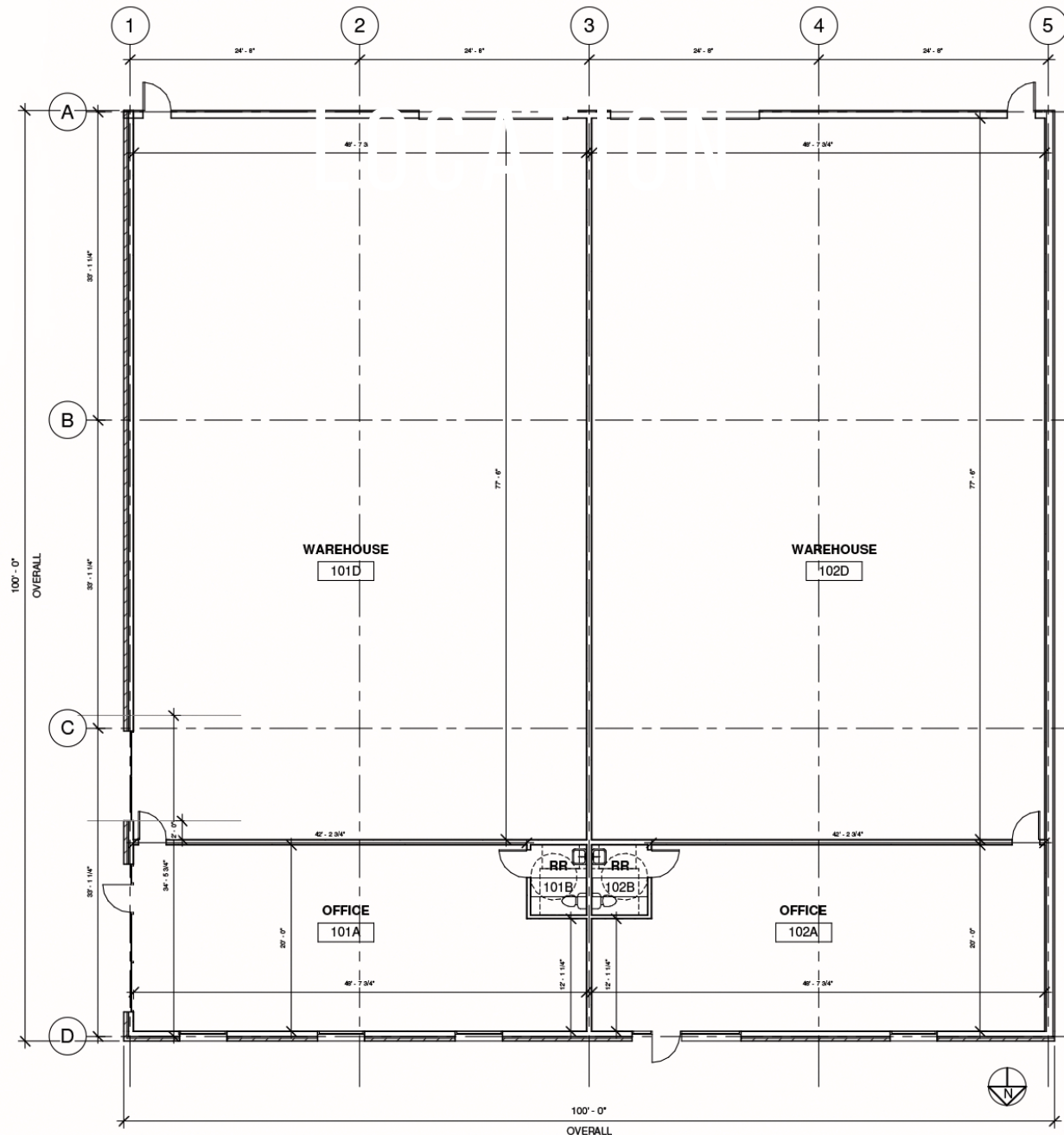


SITE PLAN



CE-02

4204 VIRTUOUS ST - TWO 5,000 SF



5 BUILDING A - FLOOR PLAN
1/8" = 1'-0"