

FOR LEASE  
**115 Gralin Street**  
**Kernersville, NC 27284**



1007 Battleground Avenue,  
Suite 401  
Greensboro, NC 27408  
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**FOR LEASE**

17,500 SF warehouse for lease including 2,772 SF office.  
Rear truck court has 100 foot apron.

Convenient location for quick access to I-40 Business via Hwy 66 or  
Macy Grove Road.

**DIRECTIONS**

Business 40/US 421/Salem Pkwy take exit 221 in Kernersville. North  
on Macy Grove Road to N. Main Street. Turn left and property is located  
behind Sheets on the left.

**Property Details**

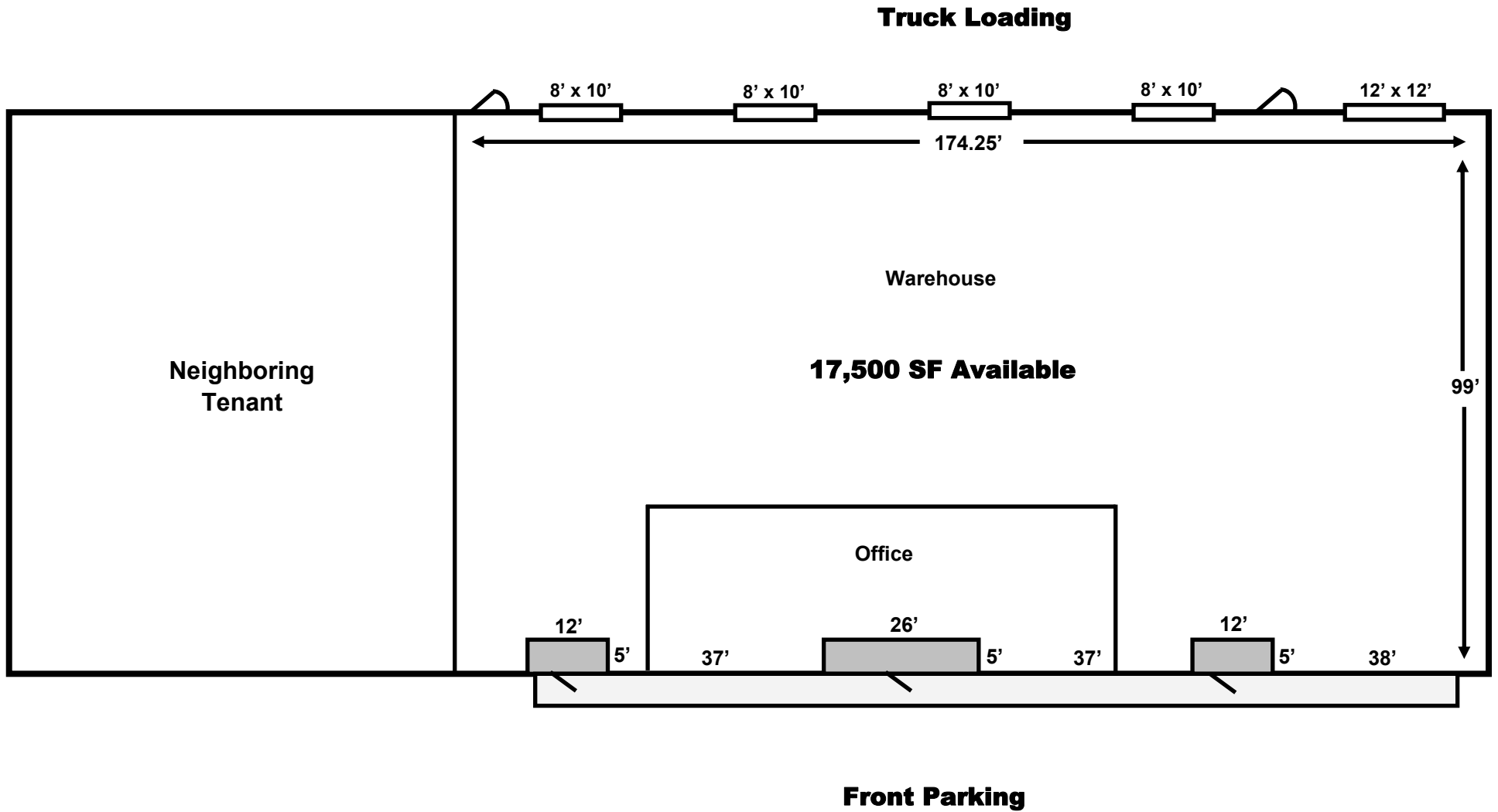
Total SF	17,500 SF available
Zoning	LI
Year Built	1999      renovated 2017
Ceiling Height	16 feet - 18 feet
Dock Doors	4 total      1 Drive-in Door (12' x 12')
Parking	45 Common Spaces
Lease Price	\$9.00 PSF Modified Gross
Power	400 Amp 3 phase



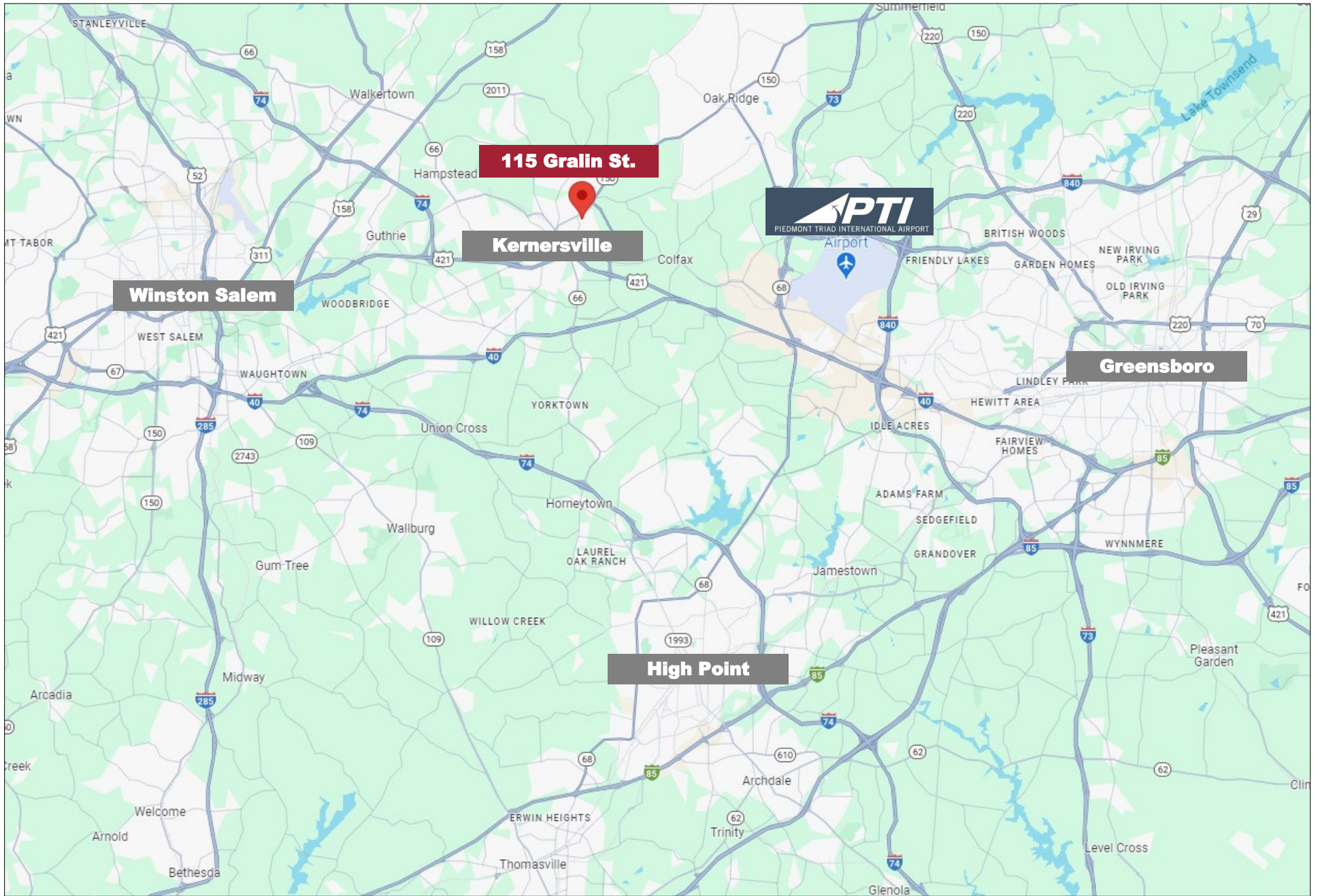


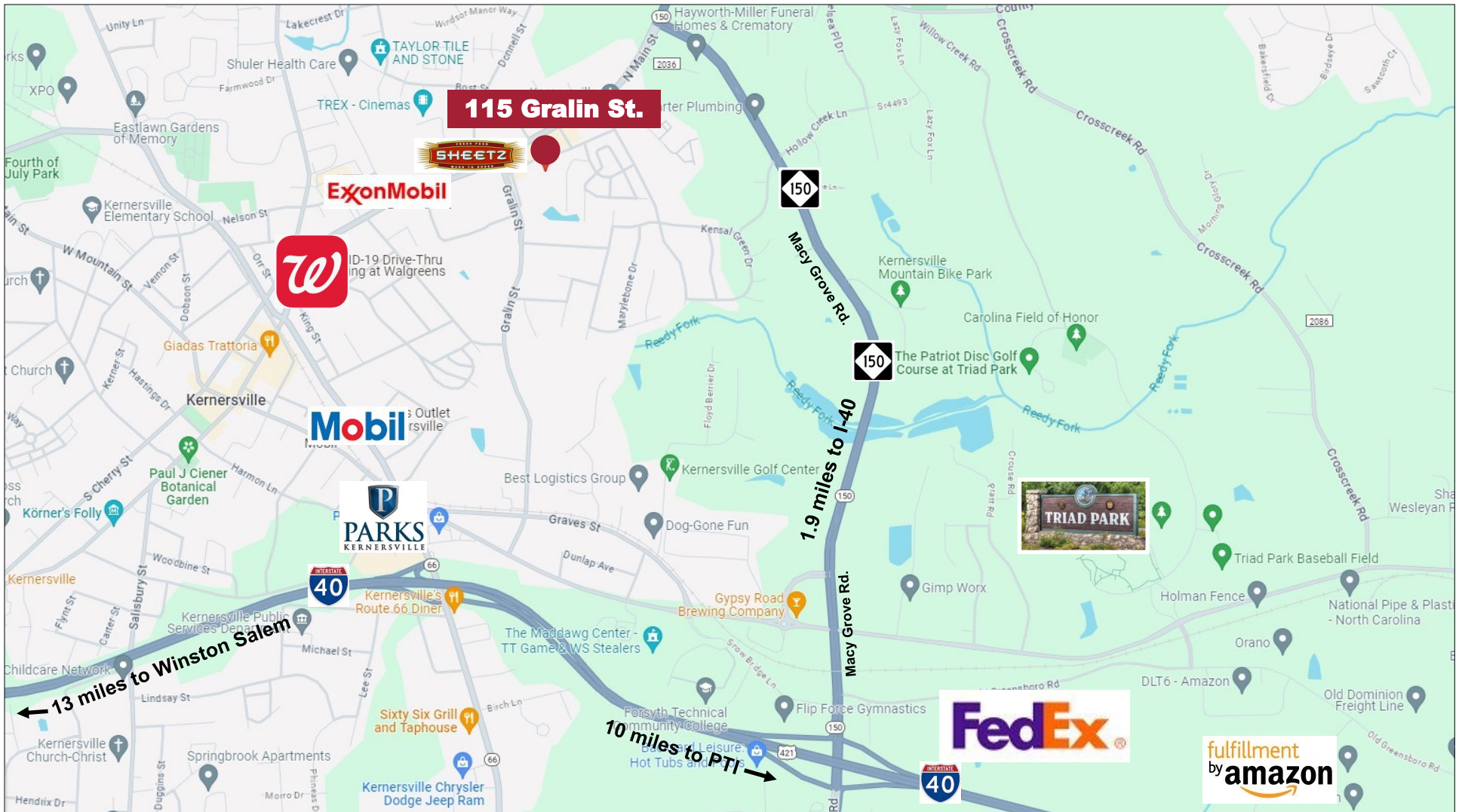
*Front Entrance*

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*Drawing is not to scale and used for illustrative purposes only.*





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The statements and figures herein while not guaranteed are secured from sources believed to be authoritative. This offering is subject to change of price, prior lease or sale and or withdrawal without notice. Prospects should verify all information.