



FOR SALE OR LEASE

**638-640 Tamco Road
Reidsville, NC 27320**

List Price - \$1,400,000

6,000 +/- SF

7,800 +/- SF

**Opportunity Zone
13,800 +/- SF
Total Industrial
Space**



1007 Battleground Avenue, Suite 401
Greensboro, NC 27408
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MACHINE SHOP BUILDING

- Total Square Footage: 7,800 +/- SF
- Warehouse: 6,000 +/- SF (8' x 76')
- Office: 1,800 +/- SF (60' x 30')
- Fully conditioned warehouse
- 20' ceiling with 16' eaves
- Air hose
- 3 phase 4 wire with 400 amps
- 5 offices, 3 bathrooms (one bathroom with shower located in conference room), kitchenette, workroom area leading into warehouse
- Concrete footers are outside to the left of the building
- **Lease Rate: \$7.90 Per SF NNN**
- **Taxes: \$0.46/SF**



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FORKLIFT BUILDING

- Total Square Footage: 6,000 +/- SF (60' x 10")
- Warehouse Size: 5,318 +/- SF
- Office Size: 682 +/- SF
- Former forklift/truck repair shop
- Ceiling: 19' center, 16' eaves
- HVAC: Office only
- Two offices, one bathroom
- Electric heat
- 1 drive-in door, 12' x 14'
- Dock Door: 9' x 10'
- 3 phase 4 wire, 400 amps
- Mezzanine storage limited to 100 lbs per SF
- **Lease Rate: \$7.65 per SF NNN**
- **Taxes: \$0.46/SF**

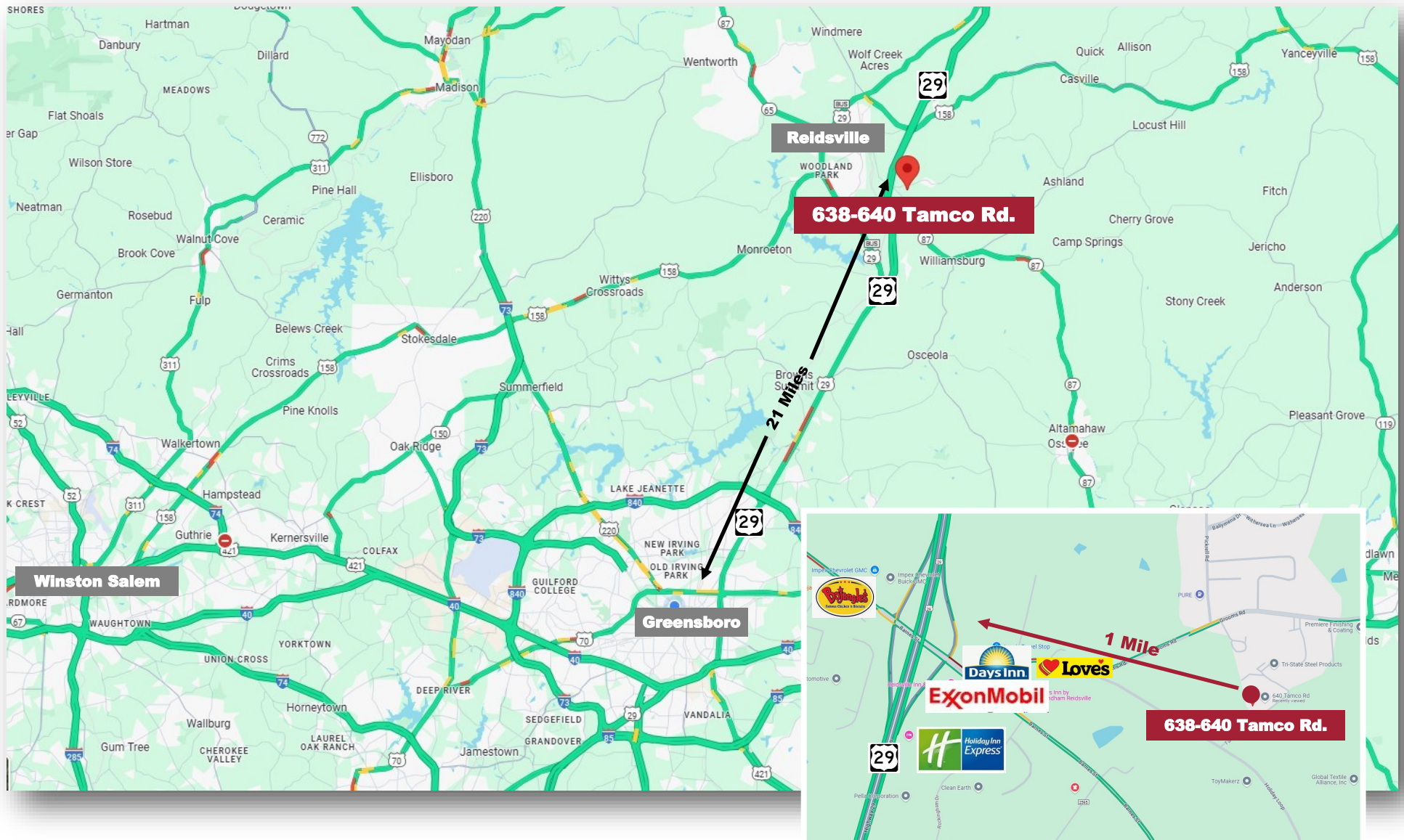


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The statements and figures herein while not guaranteed are secured from sources believed to be authoritative. This offering is subject to change of price, prior lease or sale and or withdrawal without notice. Prospects should verify all information.