

**1001 & 2549 NE Market Street • Reidsville, NC 27320 • Reidsville, NC 27320**





**Total Building Size: 242,000 SF**

- Manufacturing: 101,491 SF
- Warehouse 1: 75,000 SF
- Warehouse 2: 33,285 SF
- Basement: 22,905 SF
- Office: 9,312 SF
- Site Acreage: 23.28 Acres

**Construction:**

- Clear Height: 16' - 18' in distribution areas
- Clear Height: 29' in penthouse production areas
- Column Spacing: 33' x 32'
- Year Built: 1980
- Zoning: Light Industrial

**Transportation/Parking:**

- Dock High Doors: 11 (1 - 16'x20') (1 - 8'x12') (9 - 8'x10')
- Grade Level: 2
- Major Highway Access: US-29, US-158 & Hwy 14
- Airports: Piedmont Triad International Airport (25 miles) & NC Shiloh Airport (12 miles)

**Comments:**

- Fenced lot
- On site substation
- Ample truck parking
- Active rail spur on site
- Heavy Power (6,000 Amps)
- Natural gas package units for heat
- Large capacity sewage treatment facility
- Easy access to Freeway Drive & Scale Street
- Tier 1 County provides highest state economic development incentives

**Cost:**

- Lease Rate: Negotiable

**Co-Brokerage:**

- Compensation offered to Buyer/Tenant Agent subject to separate co-brokerage agreement.
- Subagency is not offered.
- Compensation is not offered to Principals, their Affiliates or Subsidiaries.



333 N Greene St., #102  
Greensboro, NC 27401  
[www.HaganProperties.com](http://www.HaganProperties.com)

For more information or to schedule a showing, call:

**Joe Stanley, CCIM**  
336.282.5553 (ext. 118)  
[jstanley@haganproperties.com](mailto:jstanley@haganproperties.com)

**Oliver Lloyd**  
336.282.5553 (ext. 119)  
[olloyd@haganproperties.com](mailto:olloyd@haganproperties.com)

**David Hagan, CCIM, SIOR**  
336.282.5553 (ext. 117)  
[dhagan@haganproperties.com](mailto:dhagan@haganproperties.com)

12/13/11



No warranty or representation, express or implied, is made as to the accuracy of the information contained herein; all information is submitted subject to errors, omissions, change of price, change of financing, prior lease or sale, withdrawal without notice, conditions affecting title and any other listing conditions. The suitability of this investment opportunity (including cap rate, income and expense projections, tax implications and other criteria affecting suitability for investment) must be determined by you and your professional advisors based upon your own due diligence. All information contained herein is subject to your independent verification. Hagan Properties Incorporated assumes no liability for any inaccuracy contained herein.

