



HAGAN
PROPERTIES

CORFAC INTERNATIONAL

AVAILABLE FOR SALE OR LEASE

Millstream Business Park
Carolina CAT Truck Maintenance Facility
1301, 1303 & 1305 Roosevelt Court • Whitsett, NC 27377



CORFAC
International



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Millstream Business Park
Carolina CAT Truck Maintenance Facility
1301, 1303 & 1305 Roosevelt Court • Whitsett, NC 27377 (Guilford County)



Building Information:

- Total Building: 31,120 SF
- Shop: 22,440 SF
- Warehouse: 3,472 SF
- Office: 5,208 SF
- Acreage: 8.179 acres (3 lots)
- Zoning: Light Industrial

Construction:

- Year Built: 2006
- Clear Height: 21'-23'
- Column Spacing: 16.5' x 32'

Transportation/Parking:

- Drive In Doors: 19
- Trailer Parking: Yes
- Major Highway Access: I-85/40
- Airport: 28 minutes to PTIA (23 miles)

Comments:

- Wash Bay
- Fully sprinklered
- Site graveled & fenced
- Two 5-ton bridge cranes
- Security cameras inside & outside
- Excellent signage opportunity, fronting I-40/85
- Suitable for truck maintenance/auto repair users
- Access via I-85/40 via full interchanges at Mount Hope Church Rd. & Rock Creek Dairy Rd.
- Additional 23+/- acres available in Millstream Business Park

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



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For more information or to schedule a showing, call:

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