

Barnes Street Business Park (Industrial Site)
1704 Barnes Street • Reidsville, NC 27320

Site Information:

- Build-to-Suit up to 330,000 SF
- Size: 17.985 Acres

Utilities:

- City Water & Sewer
- NC Natural Gas
- Duke Energy

Location Information:

- Rockingham County
- Easy access to I-40/I-85
- Close proximity to full interchange with US-29 (Future I-785)

Piedmont Triad International Airport: (30 miles from Site)

- FedEx Mid-Atlantic Hub
- Honda Jet

Site Attributes:

- ALTA Survey completed
- Zoned Heavy Industrial (15.5 Acres)
- Norfolk Southern Rail (Spur Possible)
- Environmental reports completed
- Preliminary geotechnical borings completed
- No wetlands or stream issues
- Cleared and rough-graded
- Topographic study completed
- High unemployment rate provides excellent available workforce
- Tier 1 County provides highest state economic development incentives
- Certified Truck Scale next door

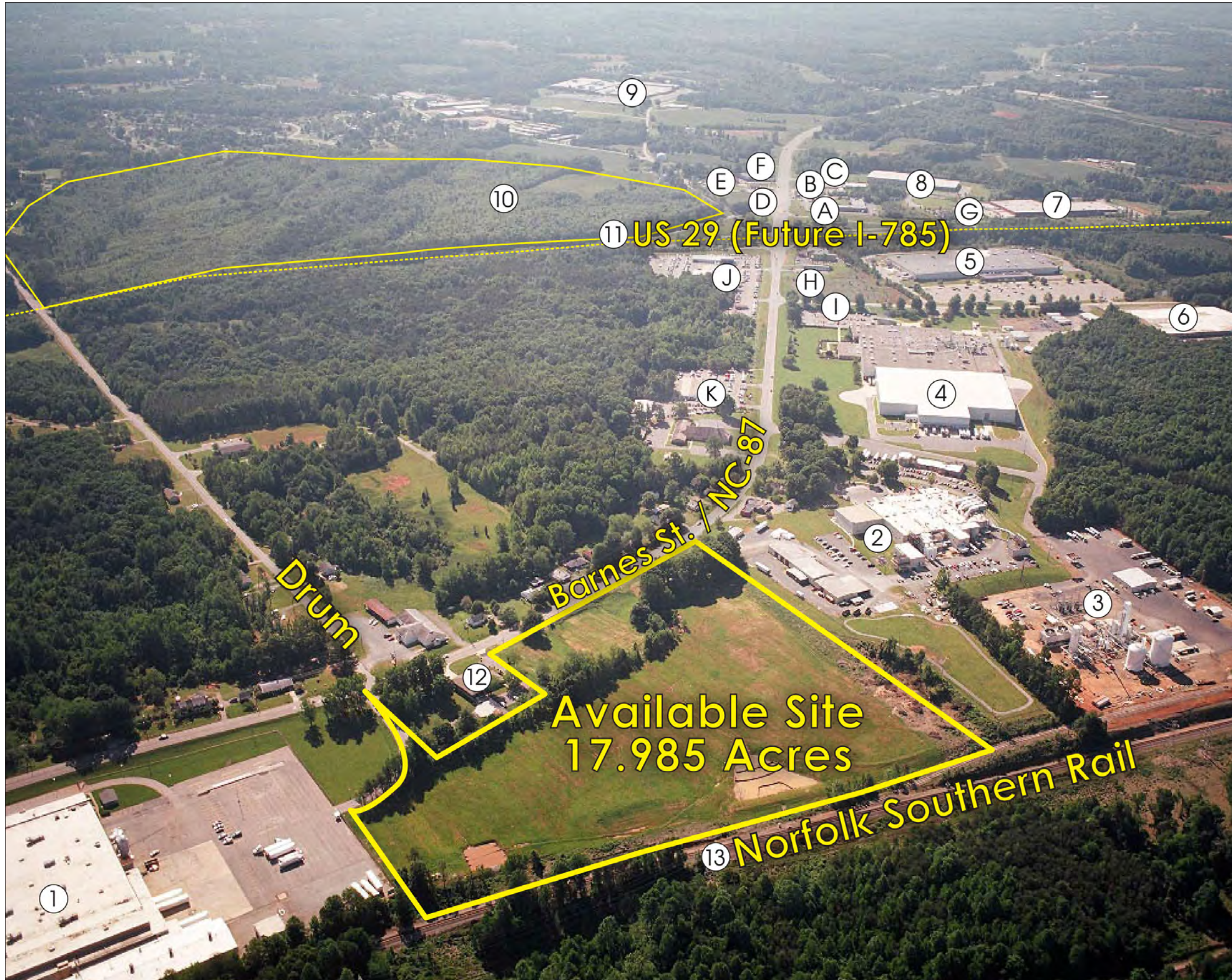
Directions

From Greensboro take US-29 North toward Reidsville. Take the Barnes Street exit. Turn left on Barnes Street. Arrive at 1704 Barnes Street, Reidsville, NC 27320.

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.





Map Legend

Industrial

1. Plastic Revolutions
2. Keystone Foods
3. Air Products
4. Ball Corporation
5. Henniges Automotive
6. NorthState Farmers Warehouse
7. Quality Associates
8. JLA Fabrics
9. Global Textile Alliance
10. Horse Park of the South (Proposed Equestrian Center)
11. US Hwy 29 (Future I-785)
12. Reidsville Fire Station #2
13. Norfolk-Southern Rail

Retail

- A. Colonial Inn & Suites
- B. Marathon Gas & Convenience Store
- C. Amoco/BP Gas & Convenience Store
- D. Shell Gas & Convenience Store
- E. Quality Inn (former Comfort Inn)
- F. Days Inn
- G. Holiday Inn Express
- H. Harley-Davidson
- I. Bojangles
- J. Smith Stokes Chrysler, Jeep, Dodge
- K. Smith Stokes Chevrolet, Cadillac, Buick, Pontiac, GMC

Within One Mile

- Bojangles
- Carmela's Pizza & Sub
- KFC
- McDonalds
- Short Sugar's BBQ
- Subway
- Bank of America
- BB&T
- Carter Bank & Trust
- First Citizens
- New Bridge Bank
- Wells Fargo
- CVS
- Walgreens
- Dollar General
- Radio Shack
- Sherwin Williams
- Super K-Mart
- Advanced Auto Parts
- Auto Zone
- NAPA
- O'Reilly Auto Parts
- Food Lion
- Annie Penn Hospital (Cone Health)