

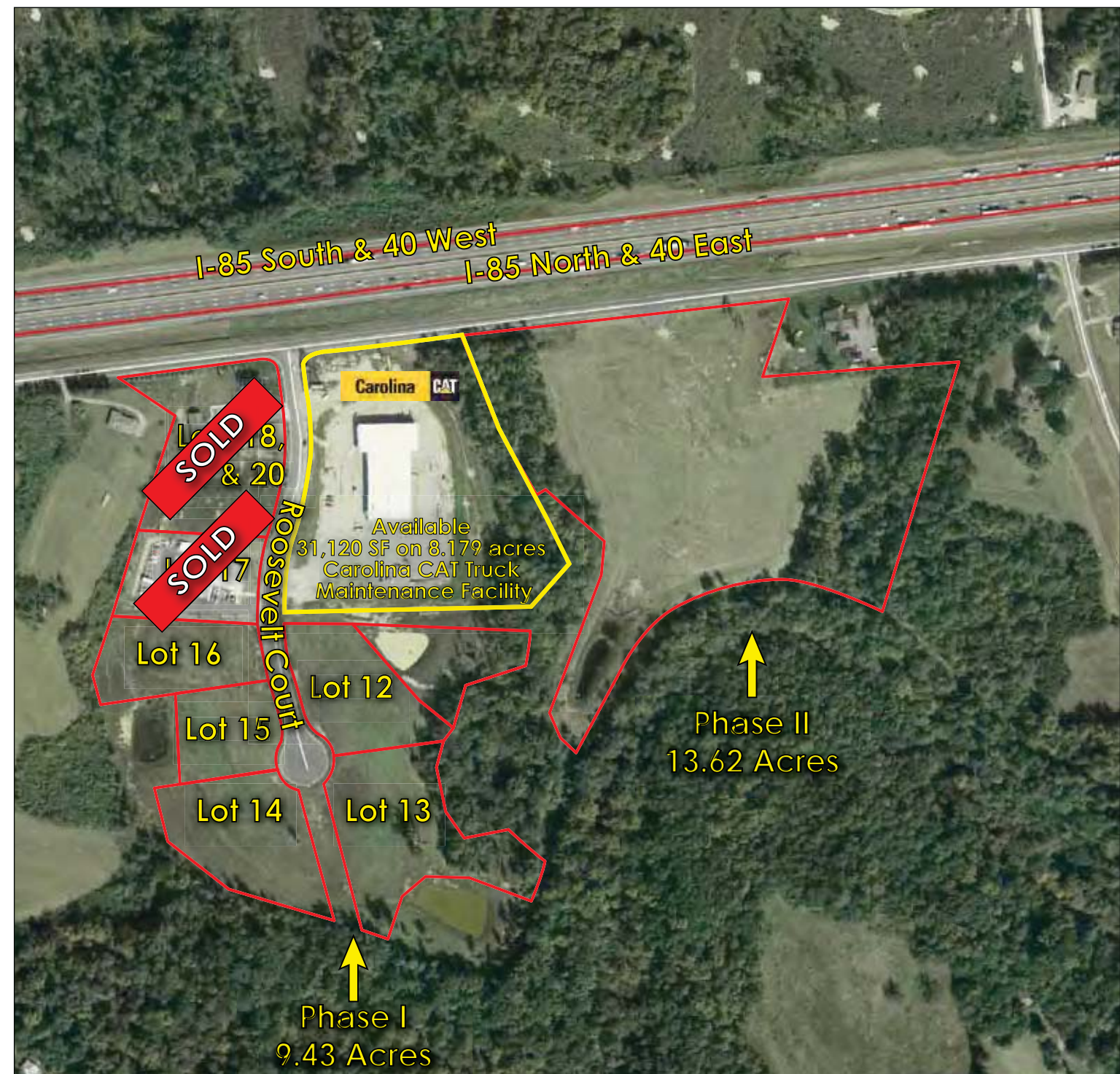
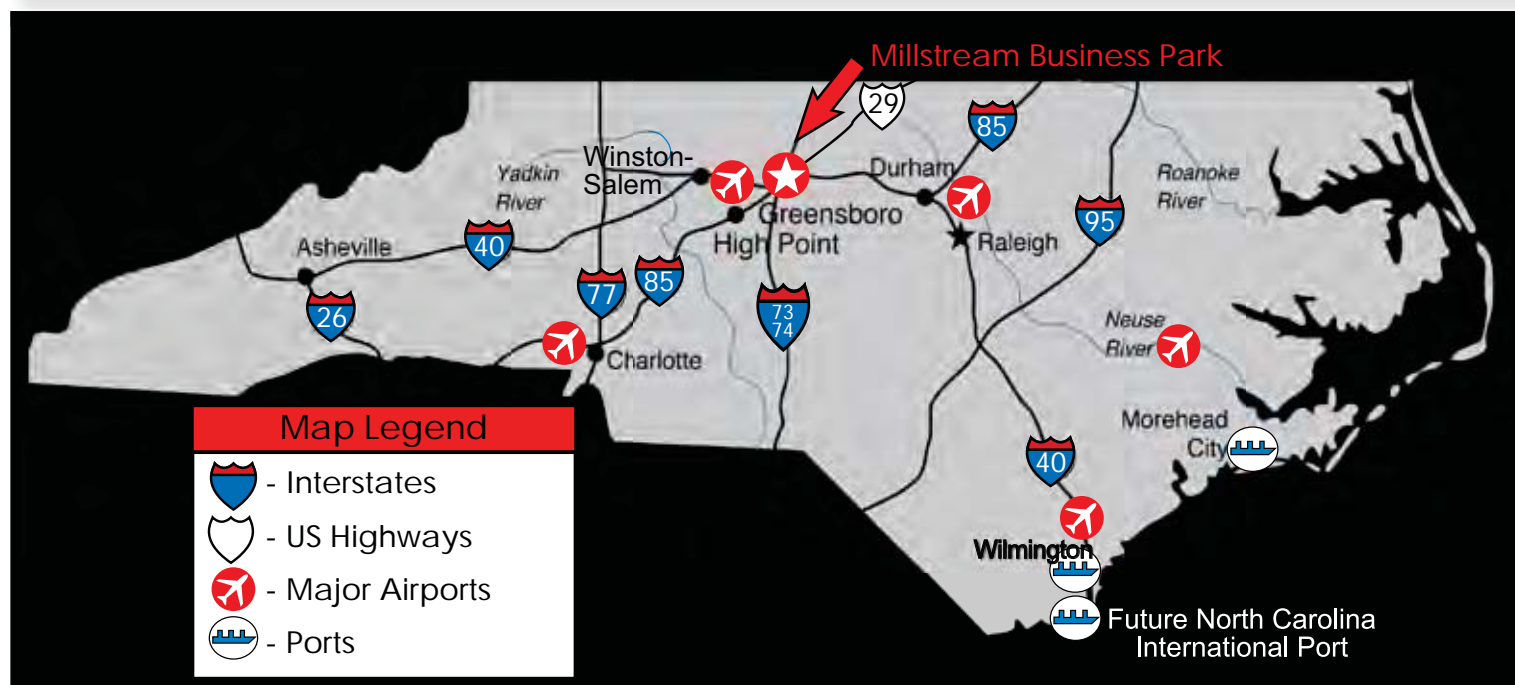
**Millstream Business Park**  
**Millstream Road & Roosevelt Court • Whitsett, NC 27301 (Guilford County)**



**AVAILABLE FOR SALE**



**Millstream Business Park**  
**Millstream Road & Roosevelt Court • Whitsett, NC 27301**



**Location**

Located just off I-40/85 between Mount Hope Church Road exit (132) & the Rock Creek Dairy Road exit (135)

**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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12/12/11

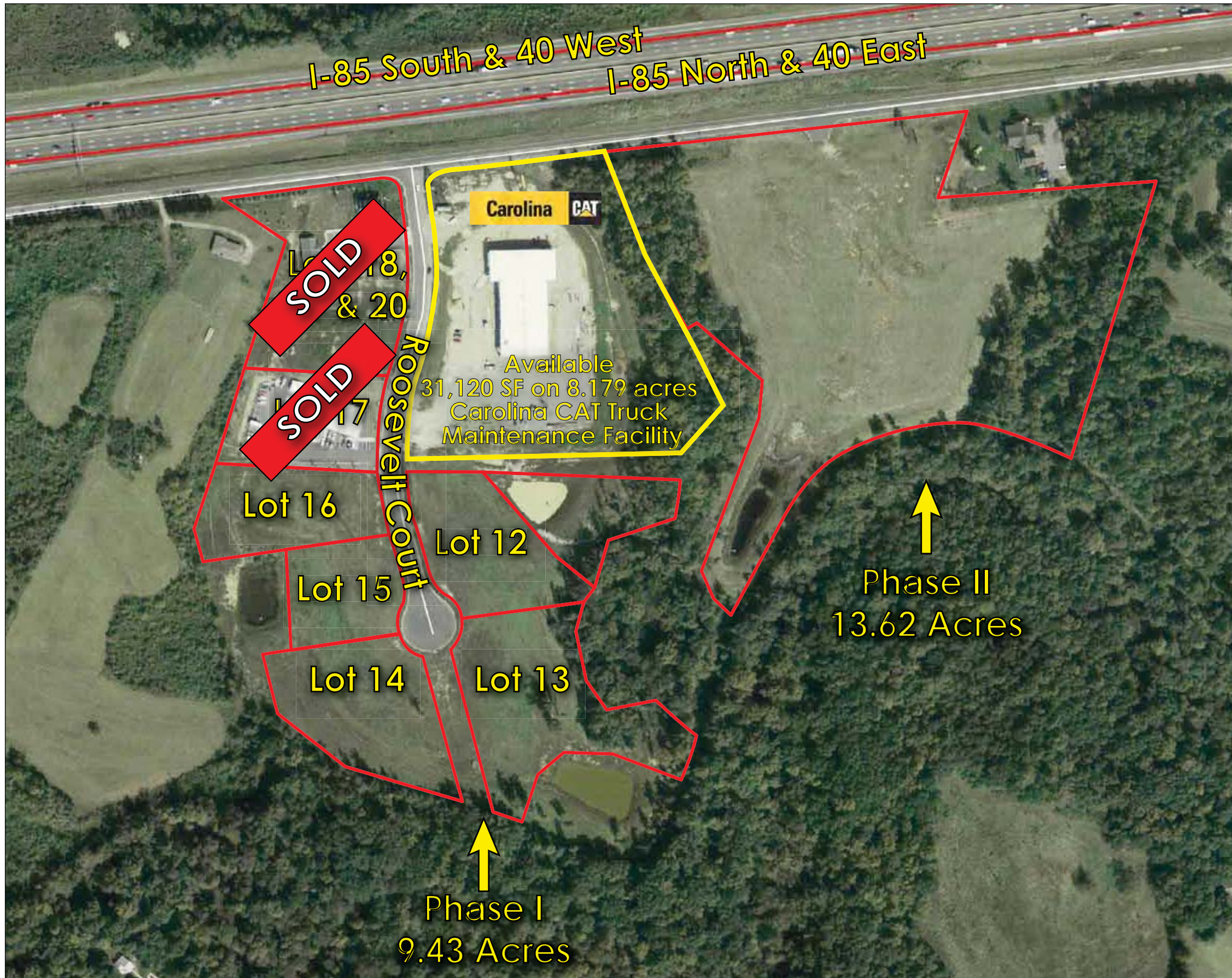


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### Available Lots

Phase	Lot #	Acreage	Address
Phase I	12	1.76	1307 Roosevelt Court
Phase I	13	2.82	1309 Roosevelt Court
Phase I	14	2.12	1310 Roosevelt Court
Phase I	15	1.20	1308 Roosevelt Court
Phase I	16	1.53	1306 Roosevelt Court
Phase II	1	13.62	5672-5696 Millstream Rd.

### Available Land

**Site Information:**

- Total Available: 23.05 acres
- Phase I - 9.43 acres
- Phase II - 13.62 acres
- Zoning: Light Industrial
- Utilities: Water, sewer & natural gas in place

**Comments:**

- Signage opportunity
- Excellent interstate visibility & access
- Lots can be combined for larger tracts
- All stormwater retention ponds are in place
- Great site for Highway Business or Industrial Development