

FOR LEASE

4742 NC Highway 704 Madison, NC 27025

NAI Piedmont Triad

**PRICE
REDUCED!!!**



Industrial | Warehouse


- 101,890 +/- SF includes 2,000 SF office
- Situated on 8.54 acres
- Ceiling Height: 14' - 26'
- Column Spacing: 24' x 50'
- Zoned: M2 (Heavy Industrial)
- Large interior truck well allows for flatbed trailer loading and unloading
- (2) docks-highs in interior truck well
- (2) drive-in doors 24' x 18' (drive-thru capability)
- Security Cameras
- 1 mile to Highway 220/311
- 20 minutes to Piedmont Triad International Airport (PTIA)

**Lease Rate: \$2.95/SF
Modified Gross**



✉ **John Purdie**
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No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals. No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.

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