

201 26th STREET

Warehouse for Lease | Butner, NC



NAI TRI PROPERTIES

PROPERTY OVERVIEW

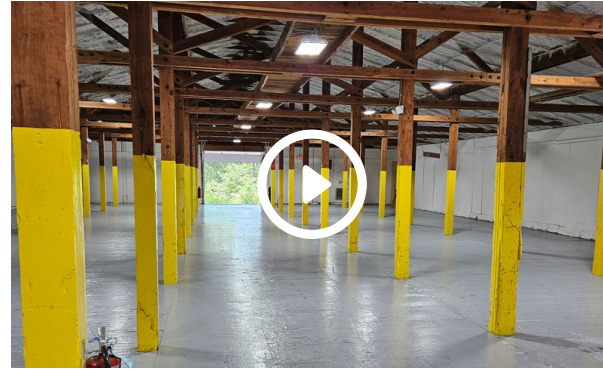
ADDRESS	201 26th Street, Butner, NC 27509
BUILDING SIZE	9,000 SF located on 3 area site
CONSTRUCTION	Roof, exterior side and AC replaced 5 years ago. Warehouse roof insulated
LOADING DOCK DOORS	1 - 10'x10'
DRIVE IN DOORS	2 - 12'x14' ramps
ELECTRICAL	220 amps
LIGHTING	LED lighting in warehouse
HVAC	100% HVAC
CEILING HEIGHT	10'4" to bottom of the joist
ROOF	Metal roof on wood deck, with closed cell spray insulation
UTILITIES	Water & Sewer Town of Butner Electric - Duke Energy Natural Gas - Dominion Energy
Zoning	HI - Heavy Industrial - Butner ETJ Link to Table of Permitted Uses
RENTAL RATE	\$10.25/SF NNN \$0.65/SF Taxes & Insurance Tenant responsible for grass, gravel and landscaping

CONTACT

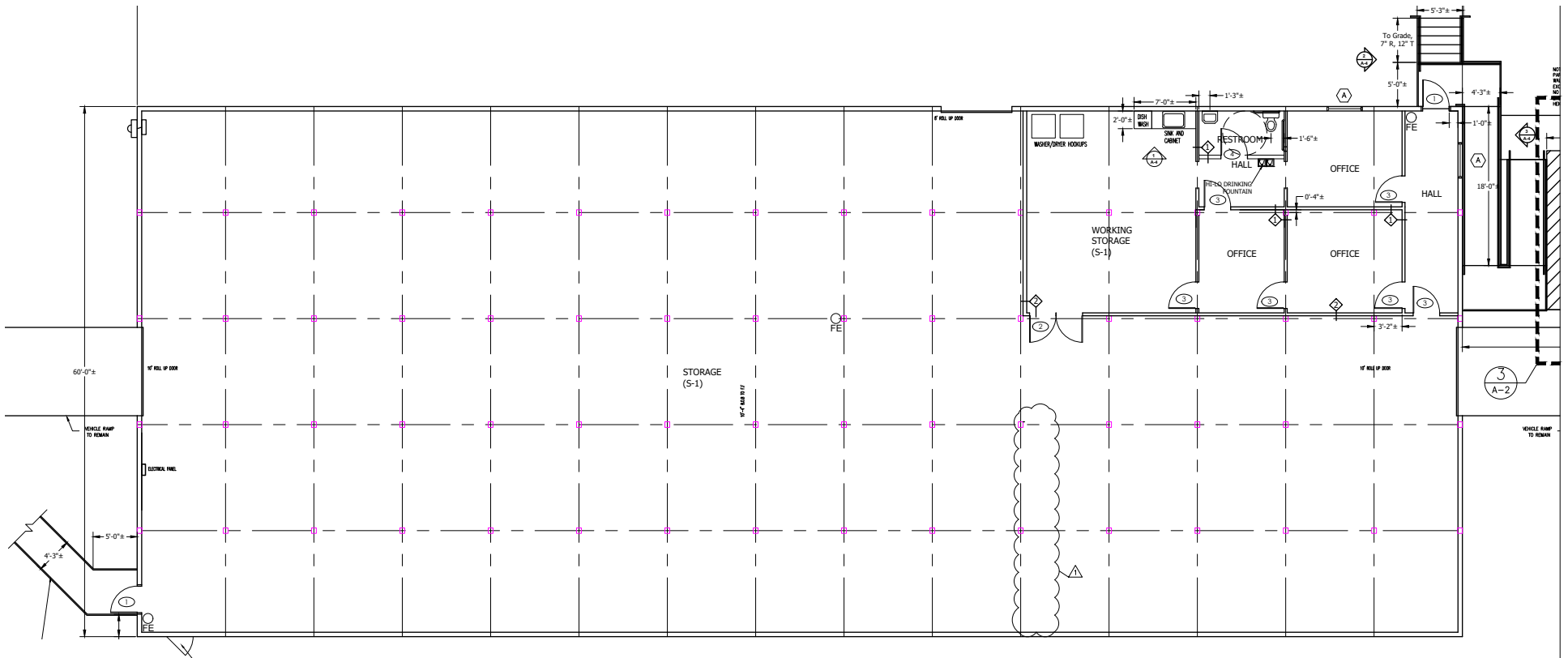
ED BROWN, SIOR, CCIM | 919.345.5939 | ebrown@triprop.com



FLOORPLAN



Please click or scan
for VIRTUAL TOUR



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All information provided herein is from sources deemed reliable. However, all information is subject to verification. NAI Tri Properties does not independently verify nor warrant the accuracy of the information.

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PHOTOS



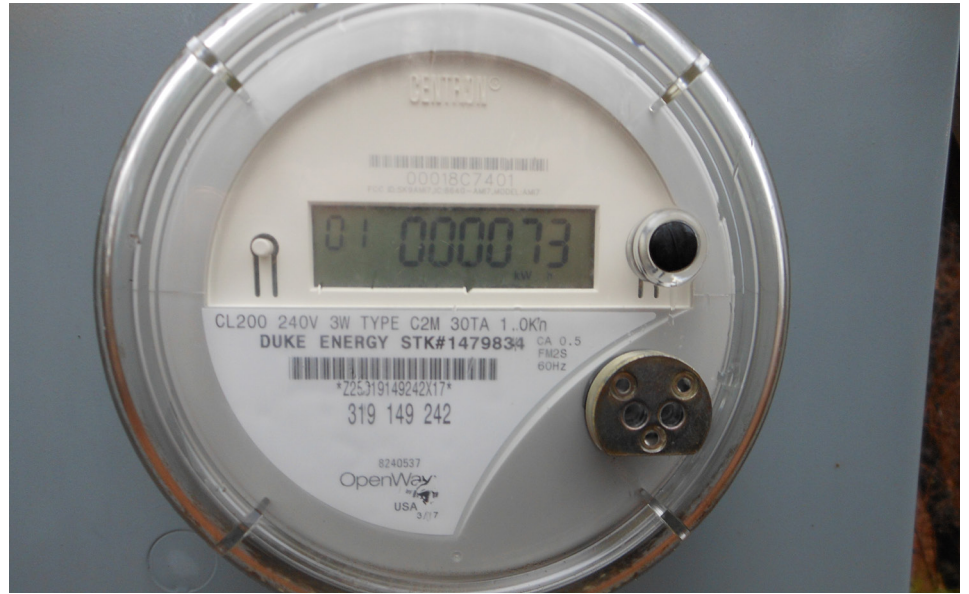
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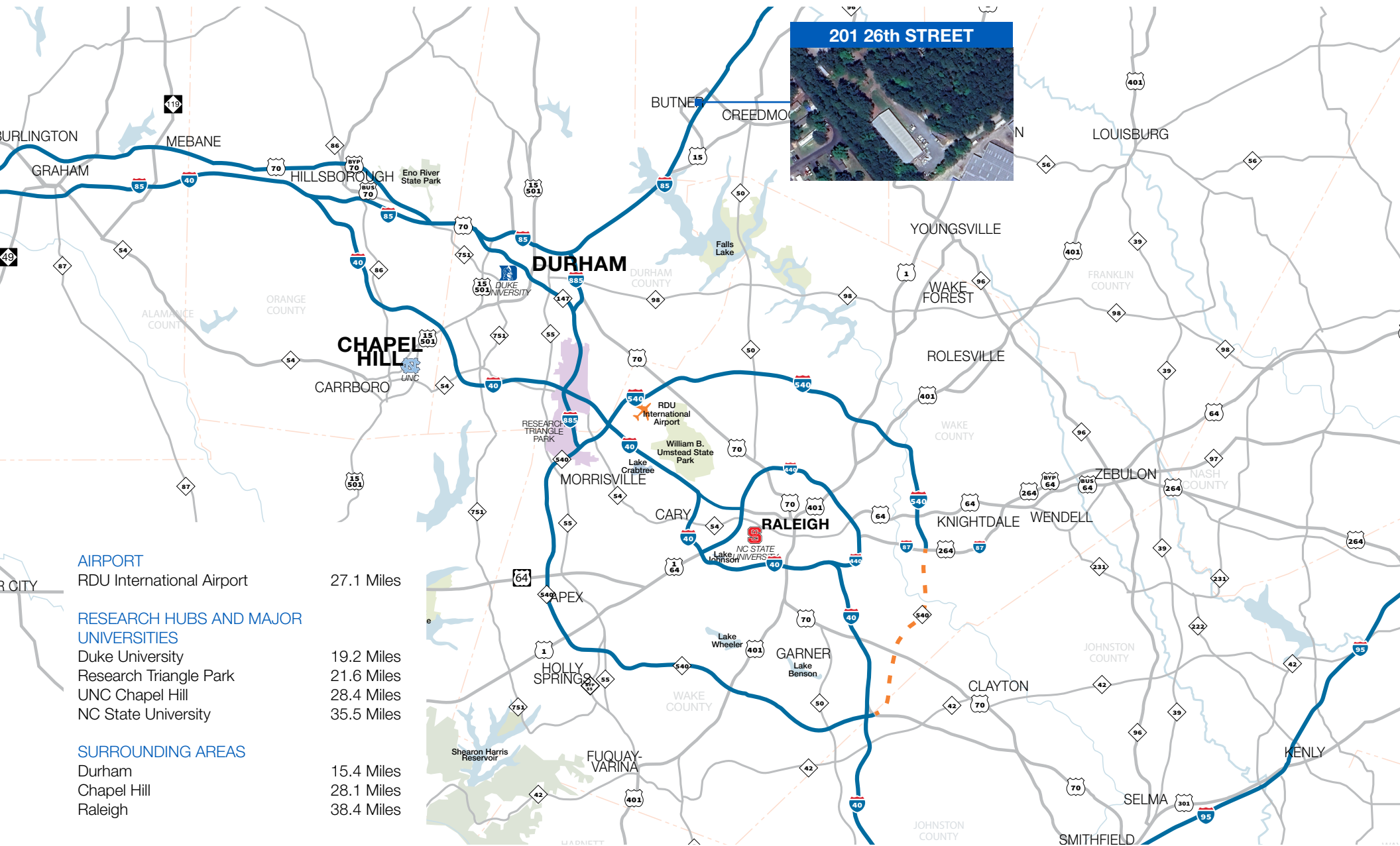
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REGIONAL MAP



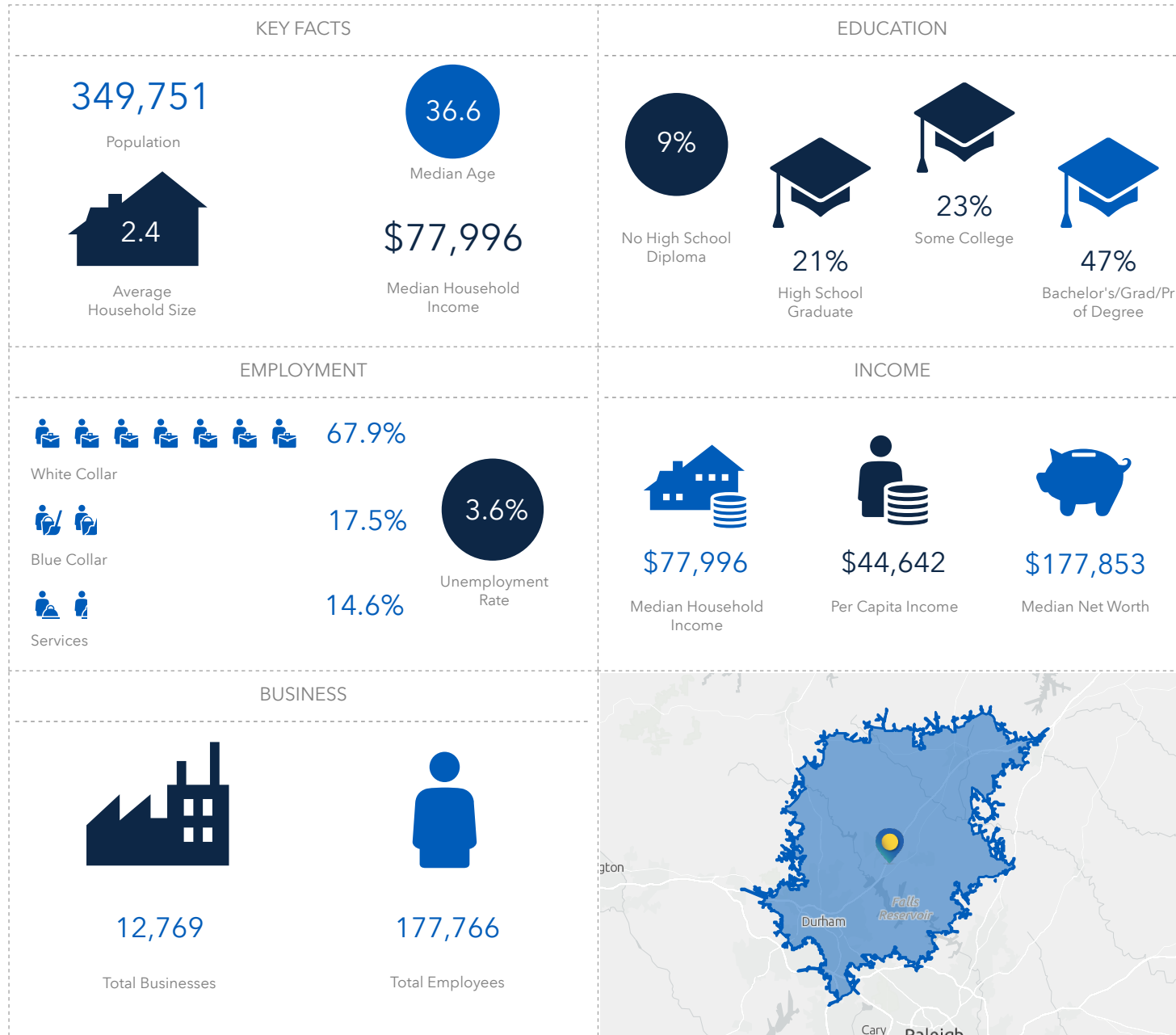
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DEMOGRAPHICS - 27 MINUTES



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