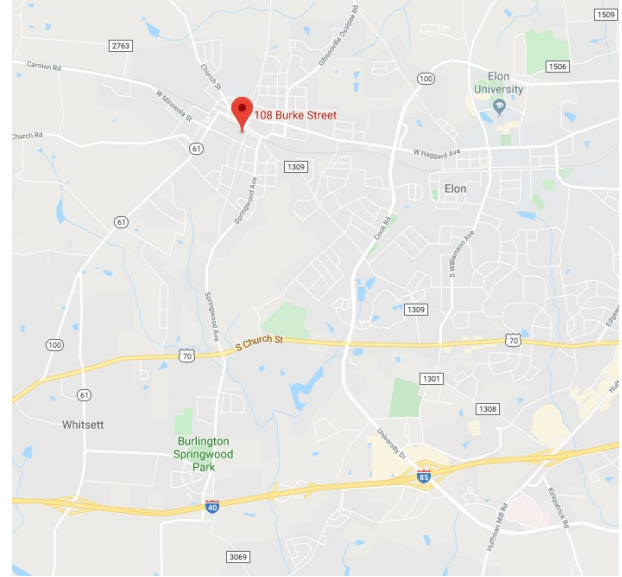


# Gibsonville Tower

108 Burke Street, Gibsonville, NC

**DOWELL**  
**COMMERCIAL**



For More Details, Contact:

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## This Property Offers:

**Opportunity Today:** Industrial space for lease on a flexible, month – month basis. Space will be available until this property is redeveloped.

**Opportunity Tomorrow:** This national register building is a pending mixed use, historic rehabilitation. Please inquire if you have an interest in being a retail or office tenant in the heart of Gibsonville’s commercial business district.

## Building Facts

**Building Gross SF:** Approx. 58,770 SF.

**Year Built:** 1907, 1935, 1953

**Zoning:** Industrial

**Available Suites:** 1) Approx. 6,500 USF first floor suite. Space is 50’ wide by 130’ deep with center columns splitting space width at 25’. 2) Entire 2<sup>nd</sup> floor. Floor plate of 24,486 SF. Each suite has its own private bathrooms.

**Utilities:** Separately metered.

**Fire Suppression:** Wet sprinklers.

**HVAC:** Spot gas heating units.

**Clear Height:** 12’ – 14’.

**Docks / Drive In:** Shared access to an 8’ x 8’ roll up door near three docks. Drive in access at the front of the building.

**Lease Rate:** Available upon request.