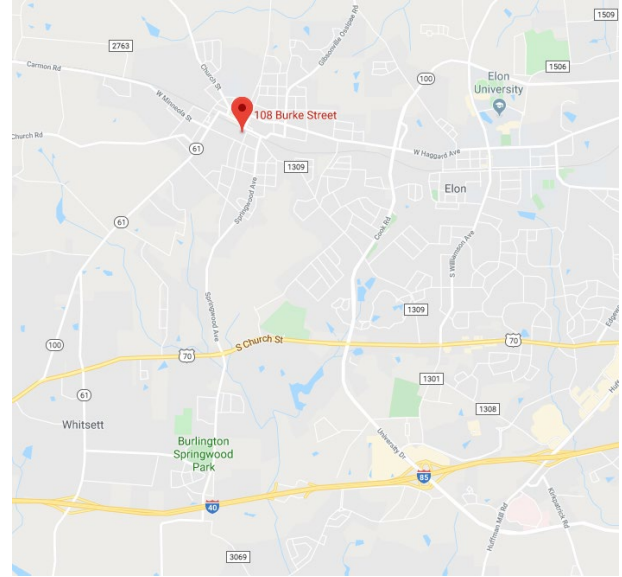


Gibsonville Tower

108 East Railroad Avenue, Gibsonville, NC

DOWELL
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For More Details, Contact:

Sean Dowell
Office: (336) 378-5067
Cell: (919) 924-4137
Sean@DowellCommercial.com
www.DowellCommercial.com

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. 57,000 SF.

Year Built: 1907, 1935, 1953

Zoning: Industrial

Available Suites: 1) Two approx. 6,955 RSF first floor suites. Both are 50' wide by 130' deep spaces with center columns splitting space width at 25'.

2) Entire 2nd floor. Floor plate of approx. 16,587 RSF. Each suite has its own private bathrooms.

Utilities: Separately metered.

Fire Suppression: Wet sprinklers.

HVAC: Spot gas heating units.

Clear Height: 10' – 15'.

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.

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Above: Large interior common area hallway.

Below: Interior photograph of T2. Adjacent T3 space is identical. Both together are a contiguous 13K SF with a central passthrough for connection.



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