

Gibsonville Square Warehouse Space

106 Railroad Avenue, Gibsonville, NC

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Join Gibsonville Square:
Recently new ownership took control of the Minneola Mill complex in the heart of Gibsonville. As part of this, ownership is committed to creating a live/work/play spaces rebranded Gibsonville Square. This will include mixed uses ranging from loft apartments, retail, office, and light industrial. They are current working on overall property improvements to benefit both their current and future tenants, as well as the local community.



Clearly Historic LLC Space: Within this building, there is 48K+ SF available. Landlord is in search of a 1-3 year lease term(s). An additional 45K – 65K SF is available in the adjacent Just Industrial LLC building.

Opportunity: Leasing of small spaces or up to 113K+ SF over multiple buildings and floors. Please inquire with your specific need. For pricing, contact broker.

For More Details, Contact Sean Dowell at
336-378-5067 (office)
or Sean@DowellCommercial.com

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Building Front View with
Both Entrances Visible

Building Facts

County: Guilford. Tier 2 in 2024.

Parcel: REID 234572.

Land: 3.5 acres.

Building SF: Approx. 110K SF.

Tenants: Numerous month to month users.

Zoning: General Office High under the town of Gibsonville's jurisdiction.

Fire Suppression: Wet sprinklers.

Heat: Spot gas units.

Available Space Facts:

First Floor Space; Approx. 23K+ is available in a 37K SF total leasable area.

Layout: Shared dock doors which enter multi-tenant space, a shared entry area, and demised spaces along column lines

Column Spacing: 25' x 8' is typical

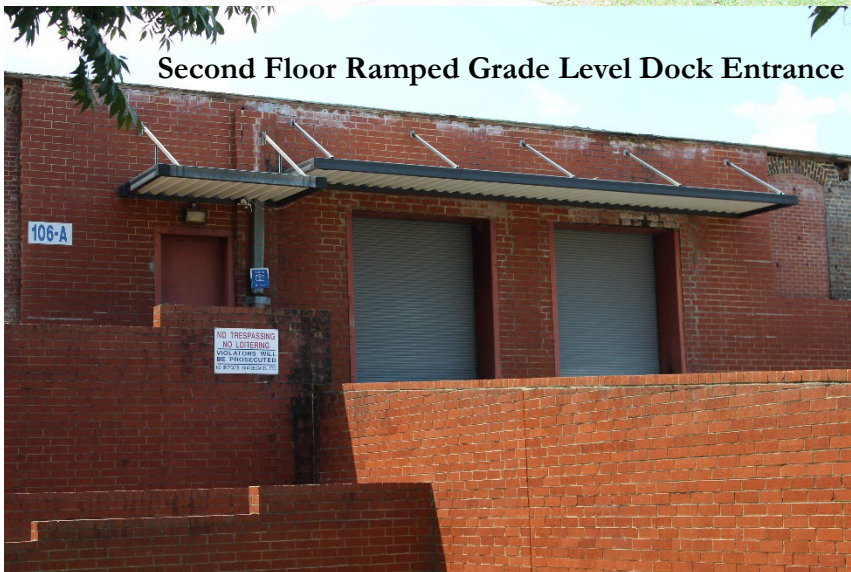
Floors Primarily concrete.

Ceiling Heights: 12' – 13' clear and approx. 17' to deck.

Dock Doors: The first floor has two (2) 8' x 8' dock doors.



First Floor Dock Doors



Second Floor Ramped Grade Level Dock Entrance

Second Floor Space: Up to 25K SF

Layout: Similar to the first floor

Column Spacing: 25' x 8' is typical.

Floor: Wood. Pallet jacks are the only means to move materials.

Ceiling Heights: 14' primarily – 24' highs.

Dock Doors: Two (2) 8' x 9' dock doors.

Contact: With questions or for more details, contact Sean Dowell at 336-378-5067 or sean@dowellcommercial.com.

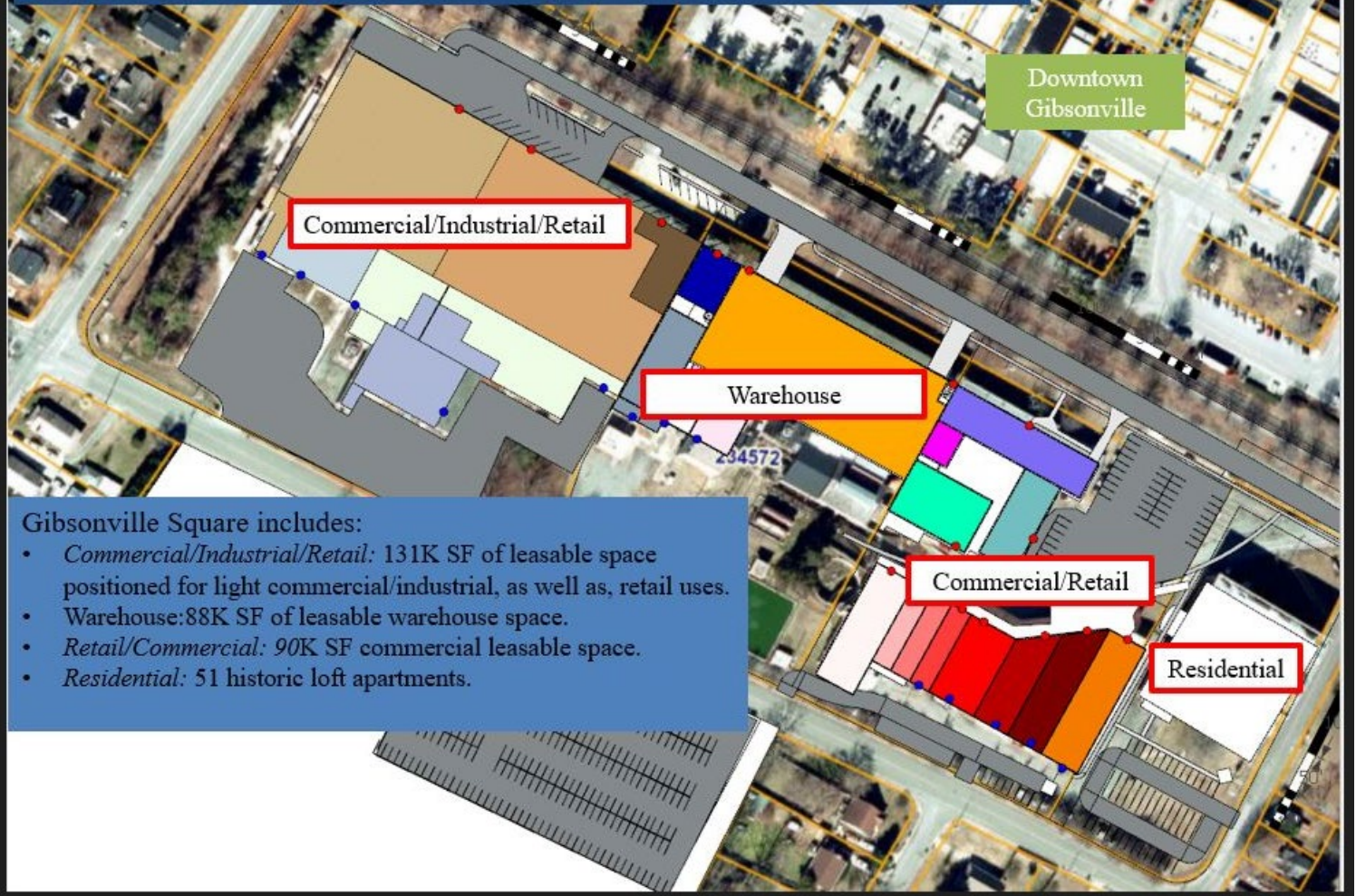
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Gibsonville Square - Development Overview

08/10/2023



Gibsonville Square includes:

- *Commercial/Industrial/Retail*: 131K SF of leasable space positioned for light commercial/industrial, as well as, retail uses.
- *Warehouse*: 88K SF of leasable warehouse space.
- *Retail/Commercial*: 90K SF commercial leasable space.
- *Residential*: 51 historic loft apartments.



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