

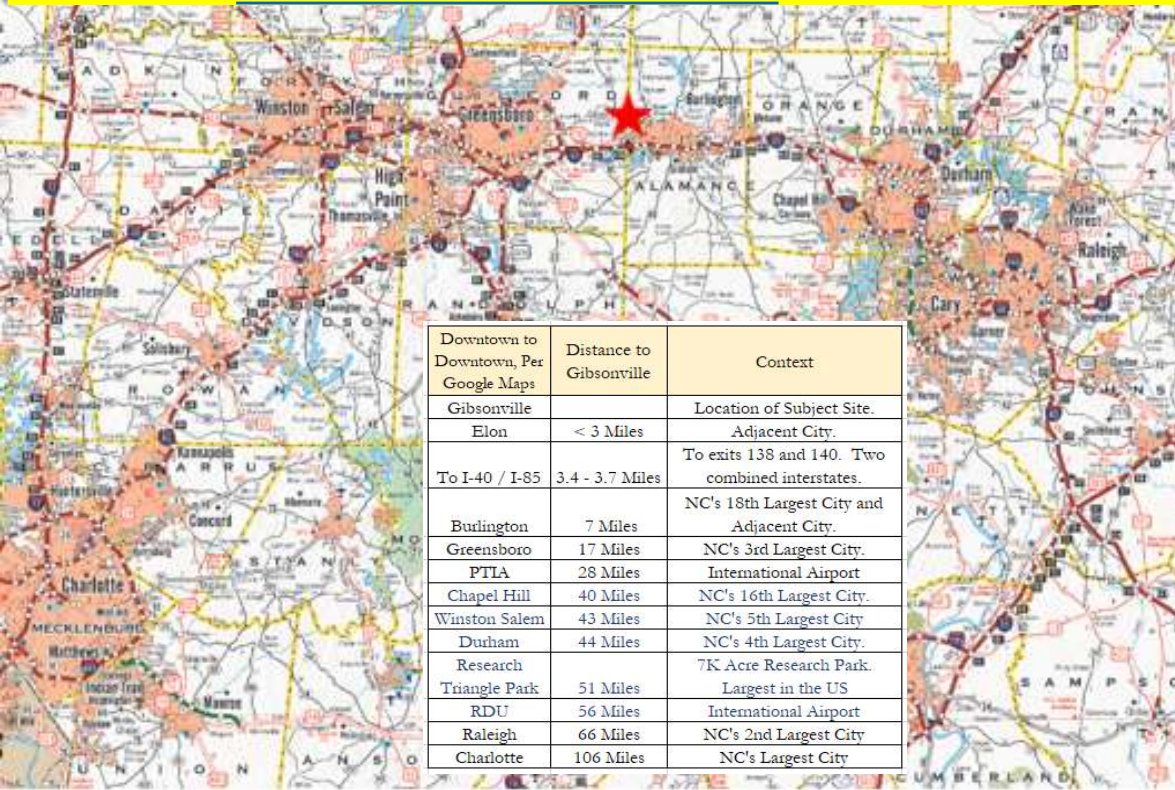
Minneola Works Spaces For Lease

336 Minneola Street, Gibsonville, NC

**DOWELL
COMMERCIAL**



Check at www.MinneolaWorks.com for current details.



Downtown to Downtown, Per Google Maps	Distance to Gibsonville	Context
Gibsonville		Location of Subject Site.
Elon	< 3 Miles	Adjacent City.
To I-40 / I-85	3.4 - 3.7 Miles	To exits 138 and 140. Two combined interstates.
Budington	7 Miles	NC's 18th Largest City and Adjacent City.
Greensboro	17 Miles	NC's 3rd Largest City.
PTIA	28 Miles	International Airport
Chapel Hill	40 Miles	NC's 16th Largest City.
Winston Salem	43 Miles	NC's 5th Largest City
Durham	44 Miles	NC's 4th Largest City.
Research Triangle Park	51 Miles	7K Acre Research Park. Largest in the US
RDU	56 Miles	International Airport
Raleigh	66 Miles	NC's 2nd Largest City
Charlotte	106 Miles	NC's Largest City

Various Spaces Available: 800 to 75,000 SF in recently renovated, multi-tenant industrial facility offers industrial, office, and retail spaces in a non-industrial location.

Triad & Triangle Growth: Between the 3rd and 4th largest cities in NC on combined I-40 / I-85. Established and still growing area. See page two for market details.

Other Tenants: The Hardwood Store, Utz, Gibsonville Antiques and small business owners.

Local Workforce	Population	Households
10 Minutes	34,813	12,579
30 Minutes	538,852	215,015
60 Minutes	2,196,184	878,213

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

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein and same is submitted subject to errors, omissions, changes of price, rental or other conditions, withdrawn without notice, and to any specific listing conditions, imposed by our principles.

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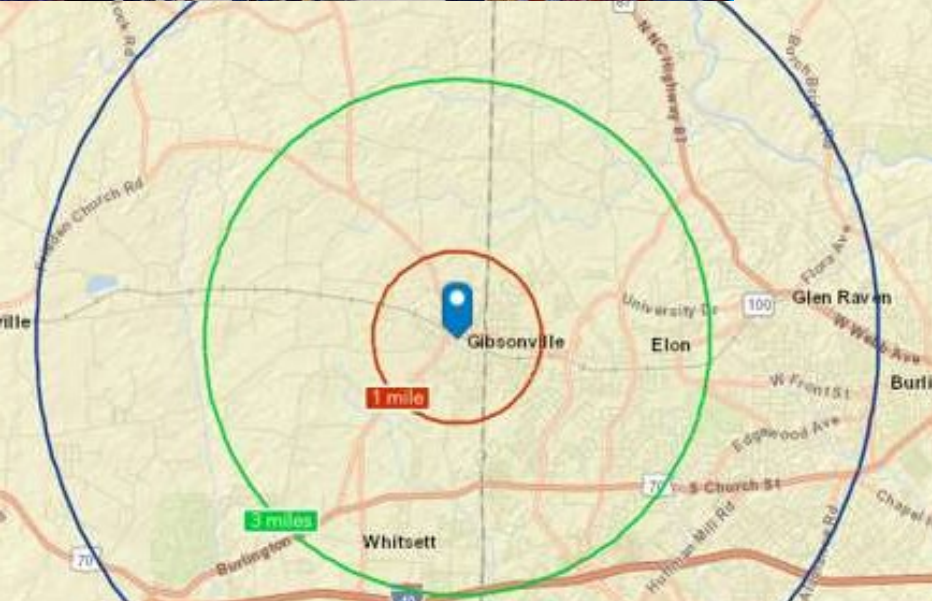


Access in Abundance: Within approx. 3.5 miles are two interstates. On I-40 / I-85, there are exceptional traffic counts of 124K AADT. This property is closer to Highway 70, the well traveled alternative east – west road to I-40. Highway 70 has 11K AADT, per the DOT.

High Demographic Area: Adjacent downtown Gibsonville, this property is off four lane University Drive and conventionally located within two miles of Elon University and Burlington’s highest demographic neighborhoods. Further proof of this quality location is Alamance Crossing, the regional mall at exit 140.



Related Property Uses: Property is also a strong location for a last mile warehouse or a flex / storage user that requires an office or retail front. Potential uses could include a building supply operation, a brewery, an entertainment complex, an executive suites office concept, an indoor grow operation, a self storage conversion, etc.



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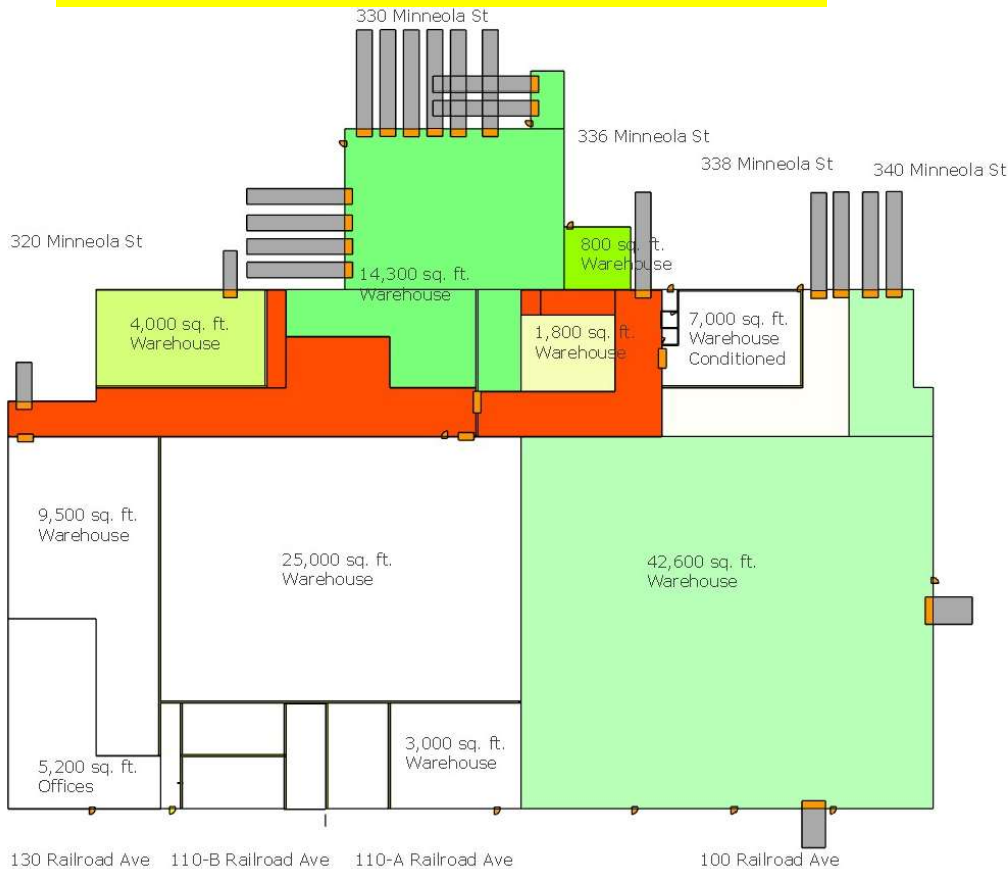


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Join Minneola Works:
Owners have just completed a \$2+ million renovation which includes new insulated roof, LED lighting, updated office space, etc.

This is also a for sale opportunity of 131K SF, 30% of the historic project, and will remain flex / industrial unless repositioned by a new owner.

The current suggested rental spaces are just suggestions. The owners are very flexible to make the spaces fit your business needs. Tell us what you need and we will find you a space.



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