

**PICKETT
SPROUSE**

COMMERCIAL
REAL ESTATE



A WEST & WOODALL COMPANY

WAREHOUSE FOR LEASE

9,500 SF — 43,640 Available

The Efland Mill

3608 US Hwy 70, Efland, NC

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Property Highlights

Efland Mill
3608 Hwy 70 West
Efland, NC 27243



LOCATION HIGHLIGHTS

- Convenient to I-40/I-85
- 25 minutes to RTP / 45 minutes to Greensboro

PROPERTY HIGHLIGHTS

- Clean former textile mill
- Plans for updating facade in process
- Additional Buildings Planned
- Zoned for Industrial Uses
- 16' 2" clear ceiling heights
- 4 Bathrooms
- 4 Loading Docks with Spacious Truck Court
- Ability to Divide
- Existing Offices

LEASE OFFERING SUMMARY

Lease Price	\$12/SF + Utilities
Building size	43,640 SF
Available SF	9,500-43,640 SF
Lot size	5.9 Acres
Year built	1984
Zoning	Industrial
Market	Triangle/Triad

Rendering Concept & Photos

Efland Mill
3608 Hwy 70 West
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Additional Photos

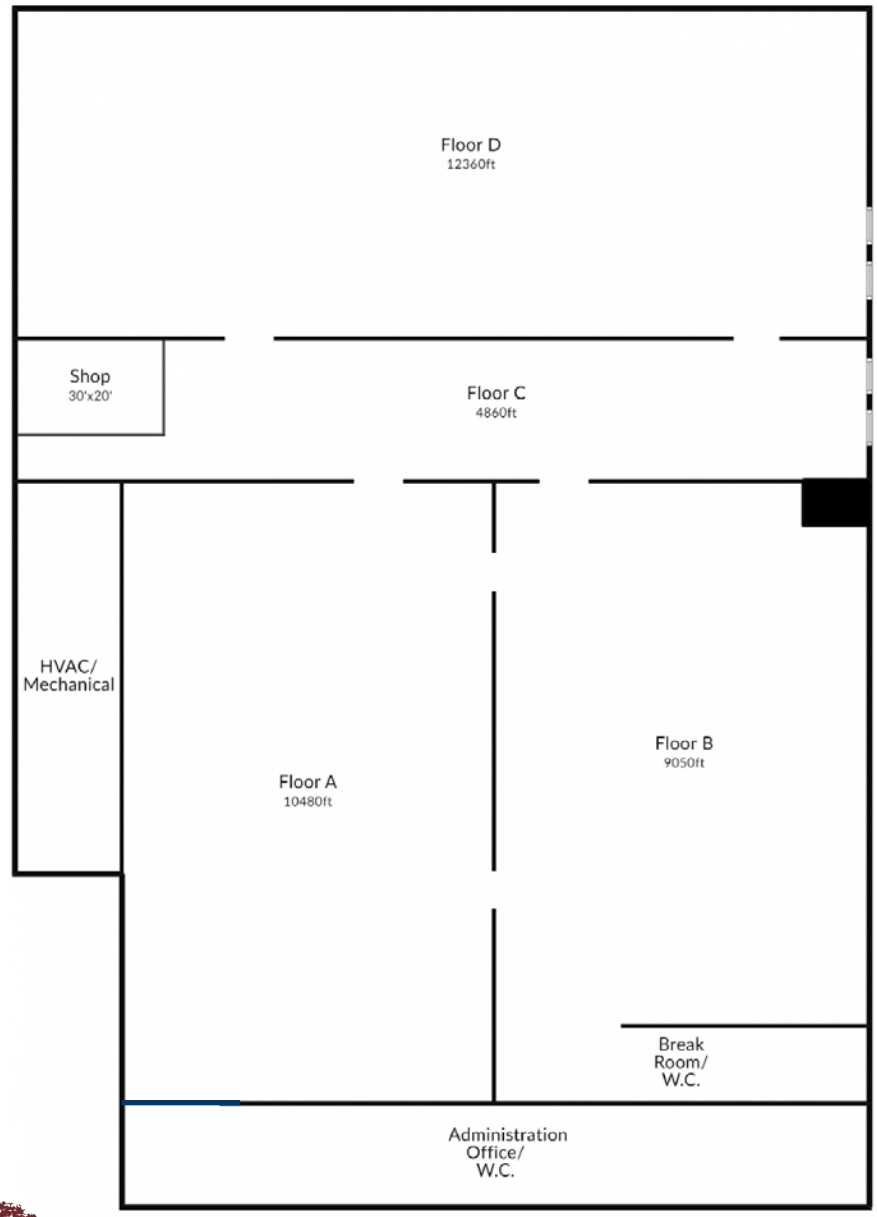
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Floor Plan

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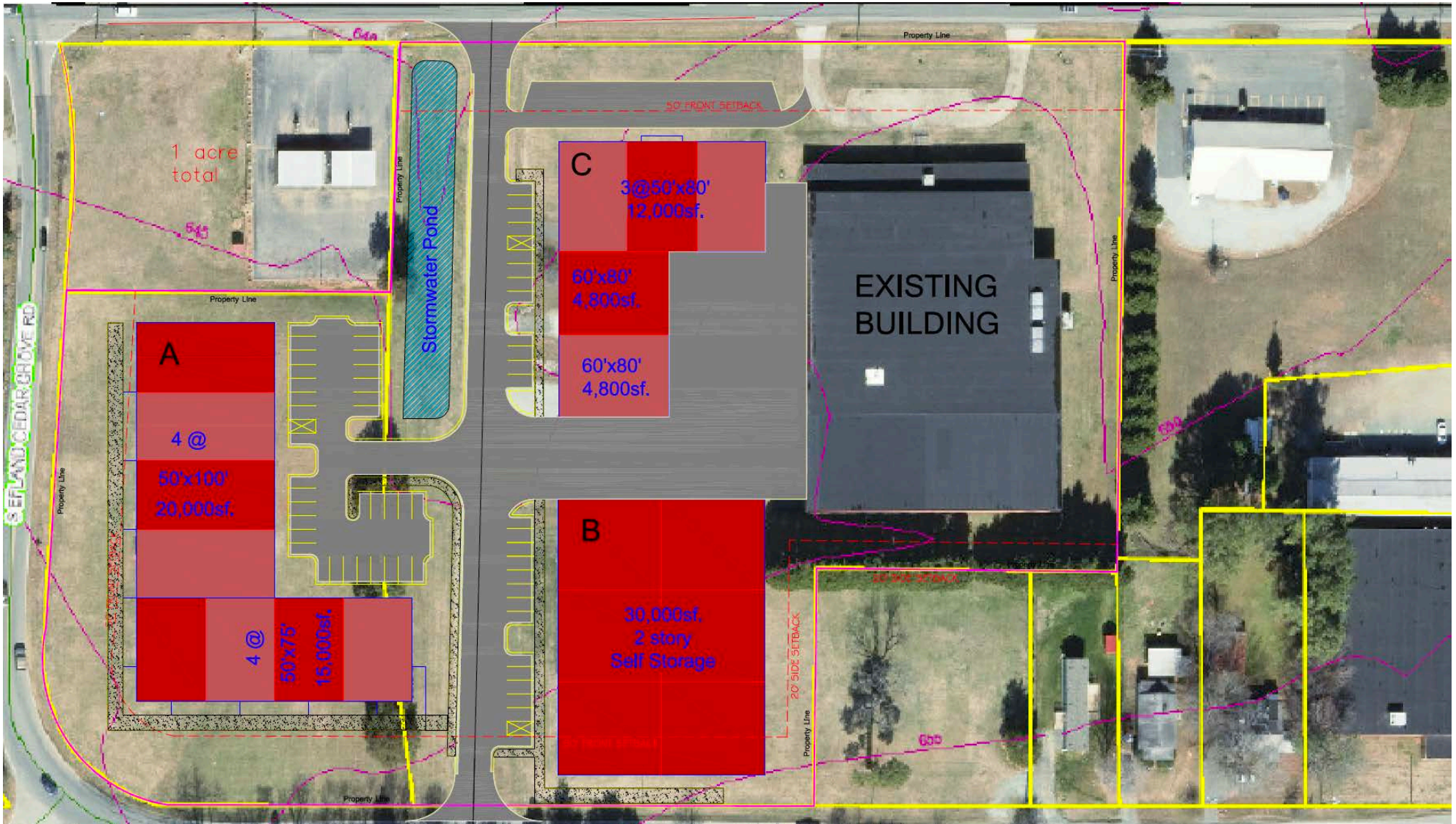
9,500 — 43,640 SF
Available



Dock
Area

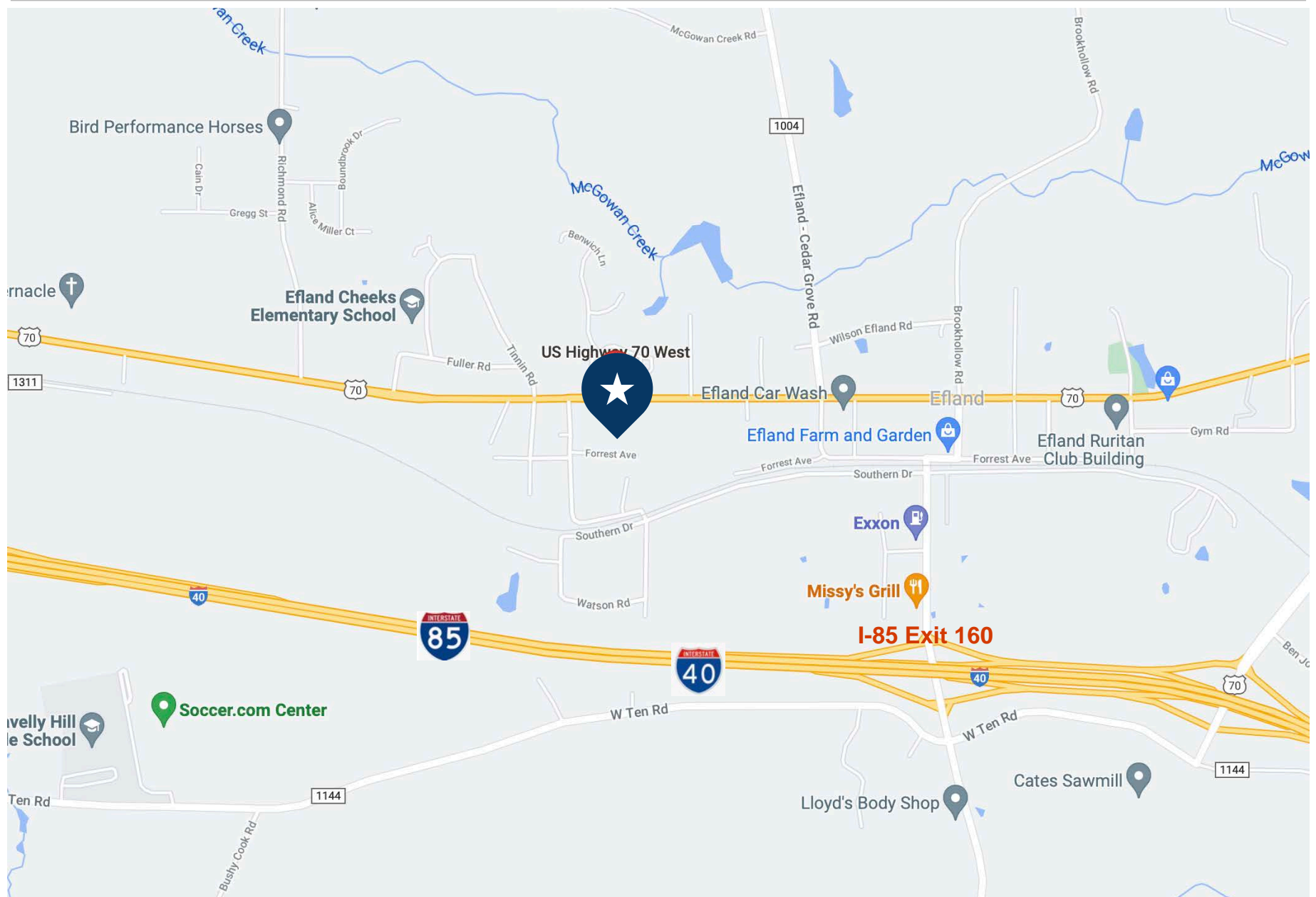
Proposed Campus Site Plan

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Location Map

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Regional Map

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