

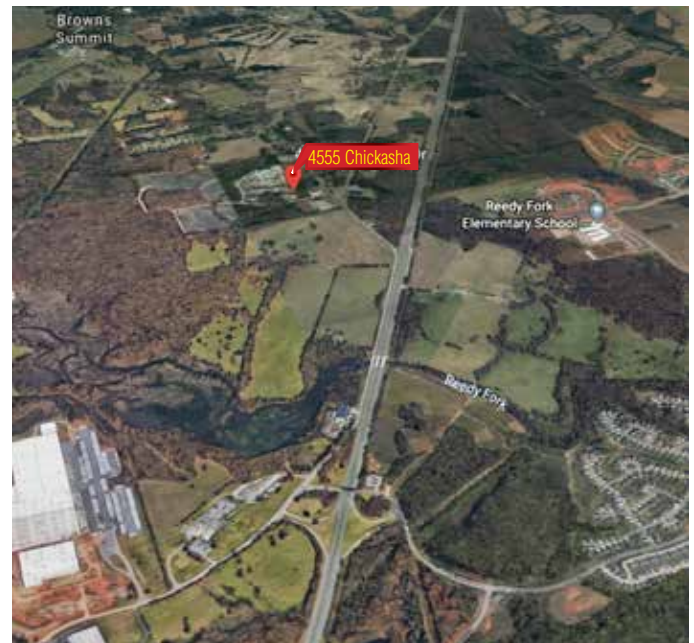


**FOR SALE FOR \$499,000**

## NE Guilford Flex Industrial

4555 Chickasha Drive, Browns Summit, NC 27214

- Free standing flex industrial (office/warehouse) building in good condition located on a 1.35 acre lot near Summit Drive in Browns Summit.
- The 2,545 sf office area is in move-in condition with a large lobby, seven private offices with windows, a break room with sink and cabinets, 3 single bathrooms, a storage room and a separate supply closet.
- The fenced yard allows security for vehicles and outdoor storage and there is drive-in door with ramp adjacent to the loading dock giving access to the 2,980 sf warehouse which features a 15' clear height, three-phase power, and gas heaters overhead.
- Great facility for light manufacturing (zoned CU-HI), distribution or trades related companies.
- Located only 1.3 miles from the Summit Ave intersection with Hwy 29 and 4 miles north of 785 (urban loop).





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