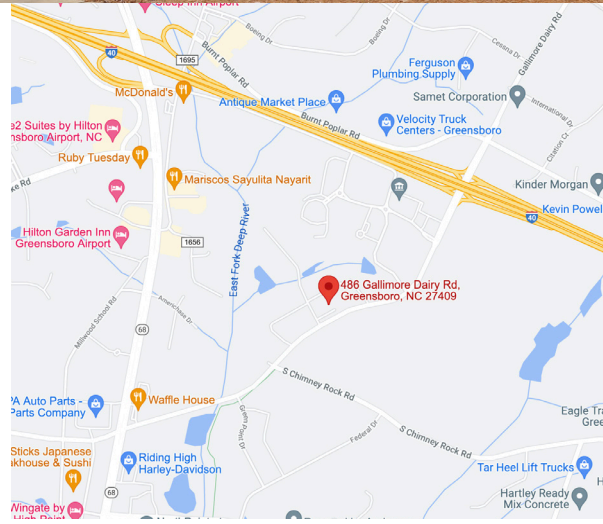




**AVAILABLE FOR SUBLEASE**

**Property Highlights**

- **30,000 SF Available for Sublease**
- \$5.65/SF NNN with 2.5% annual increases.
- Sublease expires 4/30/28.
- Highly specialized space with heavy power, and gowning/locker areas.
- Recently renovated office space.
- ESFR Sprinklers in majority of the warehouse.
- Two dock doors (8'w x 10'h), one with a pit leveler.
- One drive-in (12'w x 12'h).
- Zoned LI - Light Industrial.
- Fully conditioned.
- Centrally located in the Triad, with direct access to Highway 68 and I-40 via Gallimore Dairy Road. Piedmont Triad International Airport is within three miles.



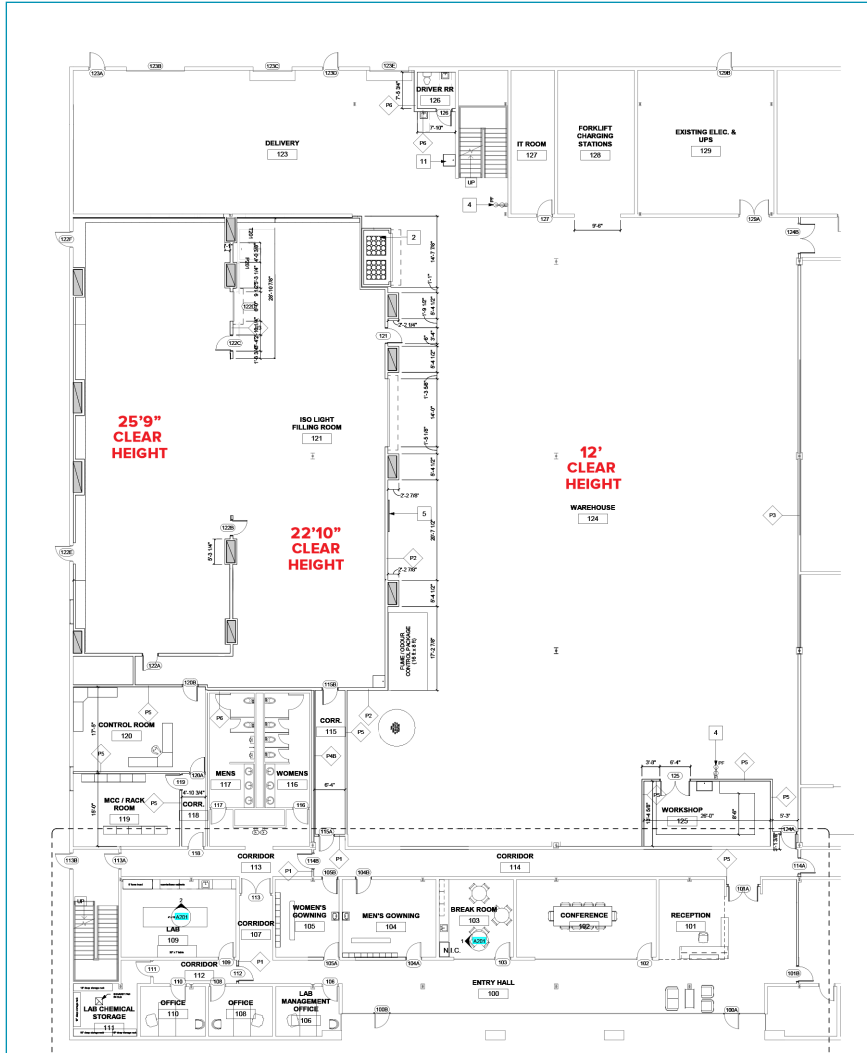
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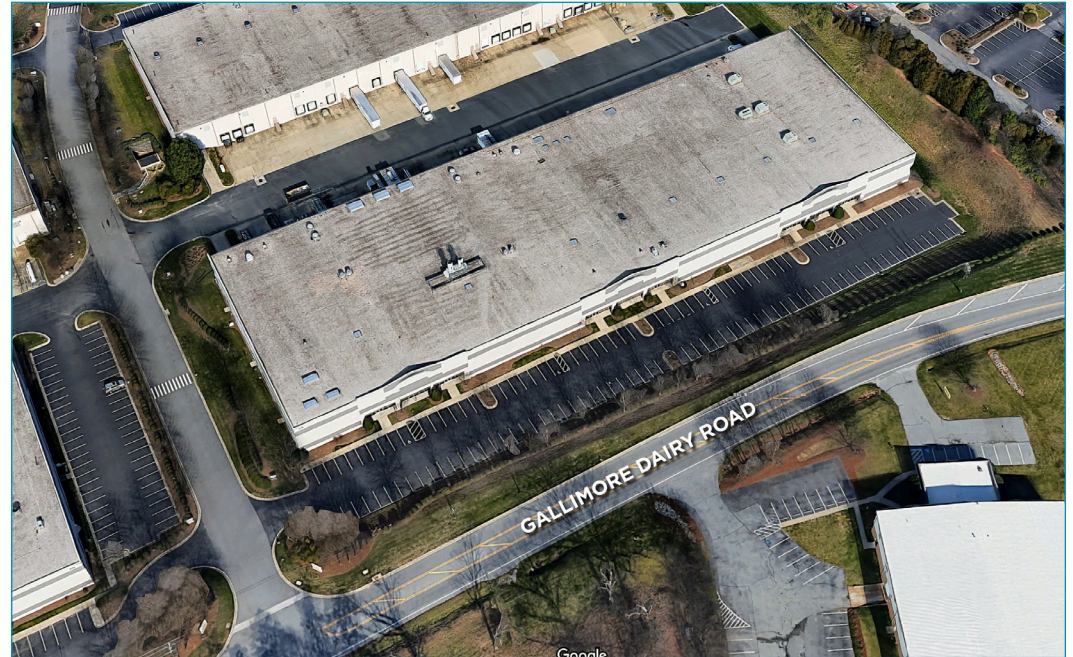
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**FLOOR PLAN**



**BUILDING PHOTOS**



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