

FOR SALE OR LEASE

1360 TRUBY DRIVE

GRAHAM, NC 27253



PROPERTY OVERVIEW

TRACTOR/TRAILER MAINTENANCE FACILITY

- + Site Size: 4.00 Acres
- + Total SF: 26,750 SF
- + Shop SF: 23,250 SF
- + Office SF: 3,500 SF
- + Sale Price: \$2,750,000
- + Lease Rate: \$8.75 SF/Year (NNN)
- + Zoning: I-2
- + Year Built: 1992; Renovated: 1999
- + Signage Opportunities



CONTACT US

JOE STANLEY, CCIM

Senior Associate
+1 336 369 5802
joe.stanley@cbre-triad.com

DAVID HAGAN, CCIM, SIOR

Senior Vice President
+1 336 369 5800
david.hagan@cbre-triad.com

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BUILDING SPECS

| BUILDING SPECIFICATIONS | | | |
|-----------------------------|------------------------------------|--|---|
| LOCATION | 1360 Truby Drive, Graham, NC 27253 | COLUMN SPACING | Clear Span |
| COUNTY | Alamance County | CLEAR HEIGHT | 16'9" - 26' |
| TOTAL SF | 26,750 SF | DRIVE-INS | 12 |
| SHOP SF | 23,250 SF | BAYS 1-4 | 14' (w) x 15' (h) Doors 90' (L) x 28' (W) x 16.9'(H) |
| OFFICE SF | 3,500 SF | | BAYS 5-6 |
| ACREAGE | 4.00 AC | | |
| YEAR BUILT/RENOVATED | 1992/1999 | | |
| CONSTRUCTION | Masonry | Wash (Bay 3), Paint Booth (Bay 4), Paint & Sand Blast Booth (Bays 5 & 6) | |
| HVAC | Office | ELECTRICAL | 3 phase - 800 AMP |
| SECURITY | Alarm & Video Surveillance | TELECOMMUNICATIONS | Time Warner Cable |
| FENCED | Fully Fenced | WATER & SEWER | City |
| OUTSIDE STORAGE | Yes - Garage | NATURAL GAS | Piedmont Natural Gas |



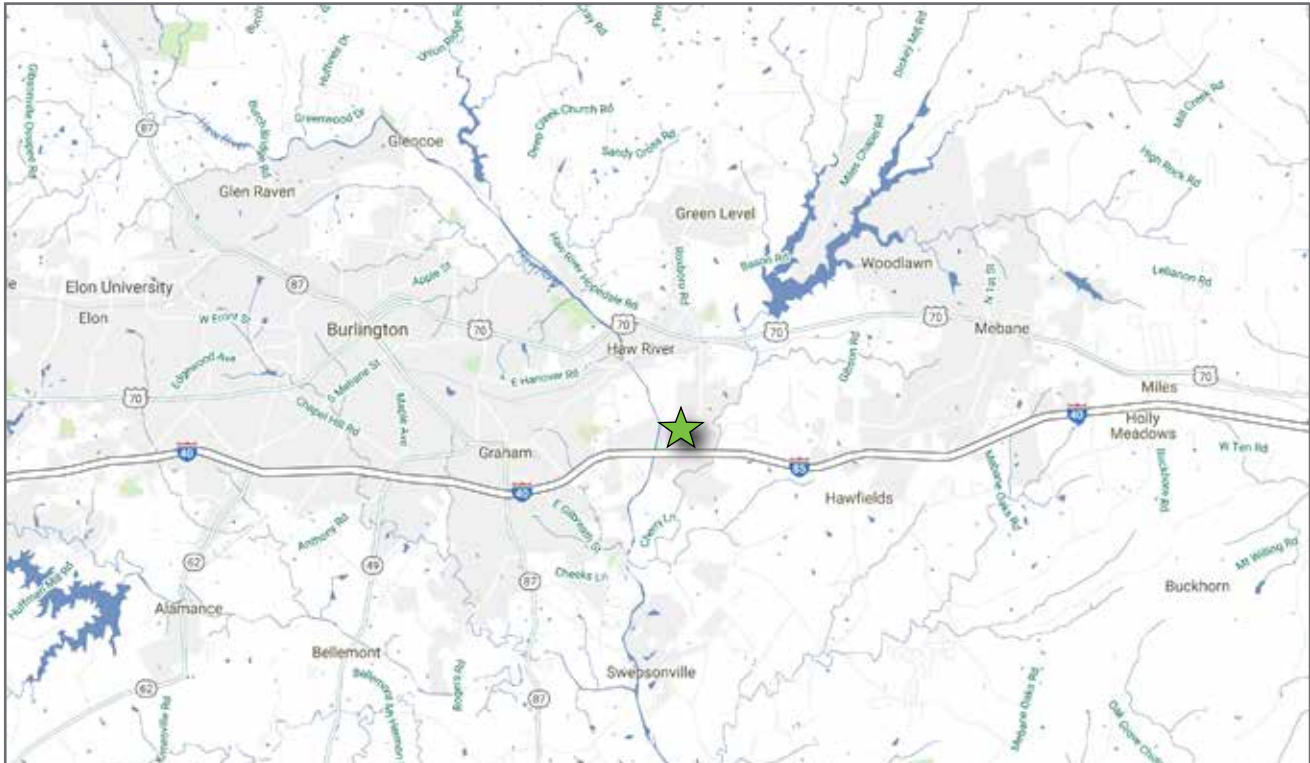
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LOCATION OVERVIEW



LOCATION FEATURES

INTERSTATE 40/85 TRUCK SERVICE CENTER

- + Located at intersection of Interstate-40 and Interstate-85
- + Directly off Exit 150 from I-40
- + High truck traffic with approximately 1,200 trucks per day at Exit 150
- + Adjacent to Flying J and Hess Truck Fueling Centers



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