

**INDUSTRIAL FOR LEASE**  
**638-640 Tamco Road**  
**Reidsville, NC 27320**

**6,000 +/- SF**

**7,800 +/- SF**

**13,800 +/- SF**  
**Total Industrial**  
**Space**



1007 Battleground Avenue, Suite 401  
Greensboro, NC 27408  
336-379-8771



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**MACHINE SHOP BUILDING**

- Total Square Footage: 7,800 +/- SF
- Warehouse: 6,000 +/- SF (8' x 76')
- Office: 1,800 +/- SF (60' x 30')
- Fully conditioned warehouse
- 20' ceiling with 16' eaves
- Air hose
- 3 phase 4 wire with 400 amps
- 5 offices, 3 bathrooms (one bathroom with shower located in conference room), kitchenette, workroom area leading into warehouse
- Concrete footers are outside to the left of the building
- **Lease Rate: \$8.75 Per SF NNN**
- **Taxes: \$0.46/SF**



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**FORKLIFT BUILDING**

- Total Square Footage: 6,000 +/- SF (60' x 10")
- Warehouse Size: 5,318 +/- SF
- Office Size: 682 +/- SF
- Former forklift/truck repair shop
- Ceiling: 19' center, 16' eaves
- HVAC: Office only
- Two offices, one bathroom
- Electric heat
- 1 drive-in door, 12' x 14'
- Dock Door: 9' x 10'
- 3 phase 4 wire, 400 amps
- Mezzanine storage limited to 100 lbs per SF
- **Lease Rate: \$8.50 per SF NNN**
- **Taxes: \$0.46/SF**





# 638 Tamco Road

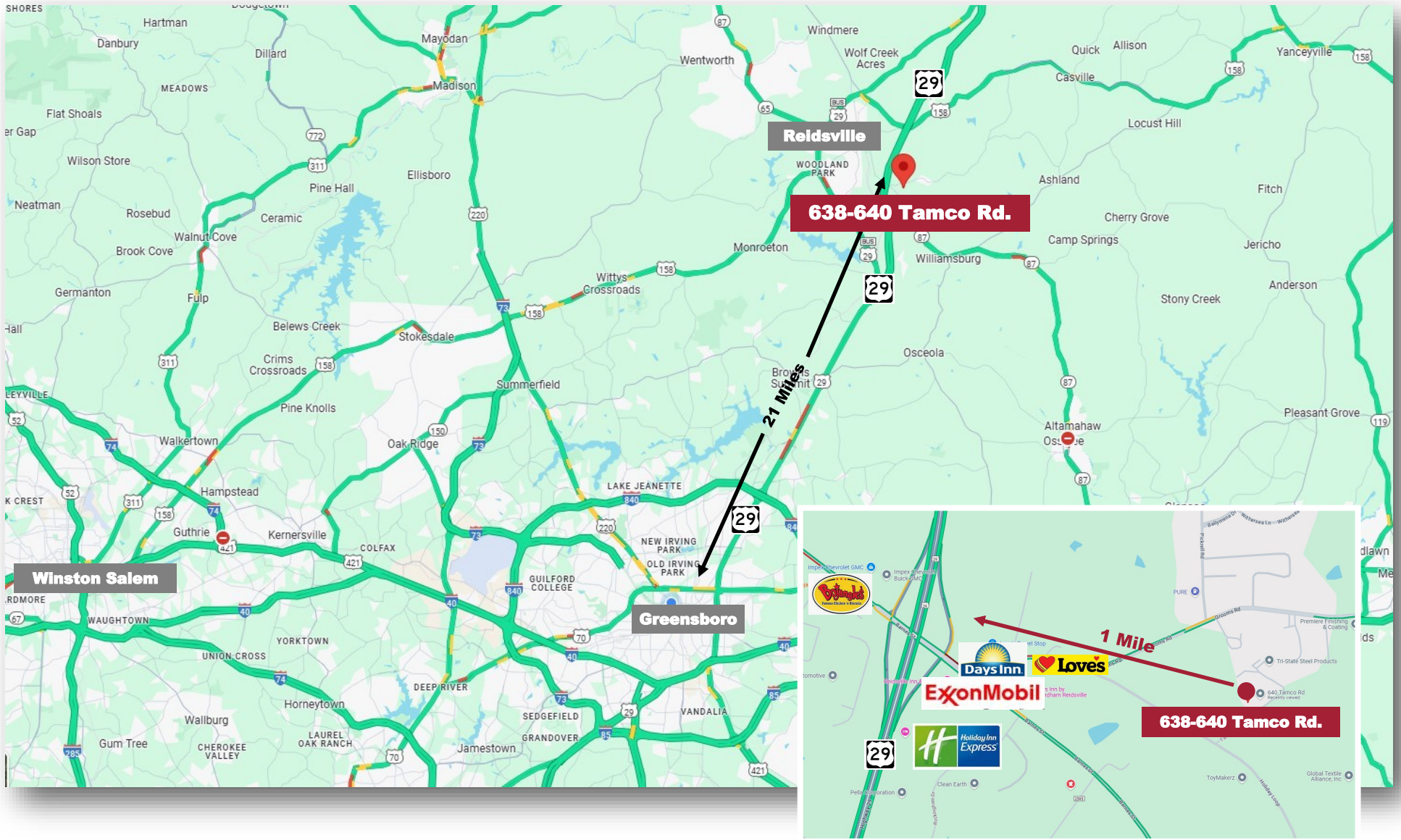




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