

FOR SALE

296 GENTRY ROAD

Elkin, NC 28621



±126,687 SF on 10.2 AC



**CUSHMAN &
WAKEFIELD**

PROPERTY FEATURES

Tax Block / Lot	Surry County, NC PIN: 497100380663
Year Built	1989
Building Type	Mesco Pre-engineered metal
Roof	EPDM (2024)
Site Area	10.2 acres
Total SF	±126,687 SF
Column Spacing	Varies 30' centers
Clear Height	20' at eaves
Dock Doors	Twelve (12) dock height doors with levelers
Ground Level Doors	Multiple 24' w x 16' h ground level doors
Warehouse Lighting	LED
Office Area	Approximately 1,250 SF
Parking	52 spaces
Zoning	M-1 Industrial
Water	Municipal
Sewer	Septic
Gas	None
Power	Duke Power 277/480 V 225 A
Asking Price	\$3,500,000



PROPERTY PHOTOS



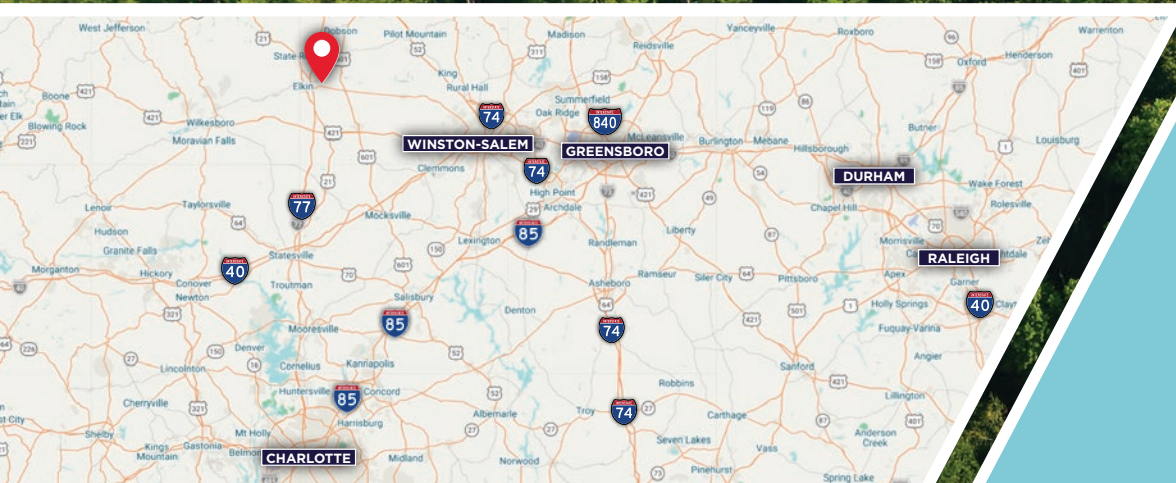
PROPERTY AERIAL MAP



ELKIN MUNICIPAL
AIRPORT

GENTRY ROAD

±126,687 SF
on 10.2 AC



DRIVING DISTANCES

WINSTON-SALEM	48m (48.0 mi)
GREENSBORO	1h 15m (76.5 mi)
DURHAM	1h 59m (128 mi)
RALEIGH	2h 22m (150 mi)
CHARLOTTE	1h 16m (78.2 mi)

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