

FOR LEASE

*±160,000 SF LI on ±18.29 AC
Fully-Conditioned, Power-Heavy with
Room to Grow*

NAI Piedmont Triad

Commercial Real Estate Services, World Wide

100 Don Truell Lane
Thomasville, North Carolina

PROPERTY *information*

Building	160,000 +/- SF on a total of 18.296 +/- acres Fully Conditioned
Main Office	4,850 SF
Production Area	10,150 SF with 11'9" Clear Height (Currently built out as Office but can be reverted to Warehouse)
Shipping & Recieving	1,036 SF
Data Room	7,500 SF
Expansion	Potential for +/- 90,000 SF* OR Expanded to accommodate up to approximately 52 Trailer Drops* <i>*Not included in current lease rate.</i>
Location	Thomasville Business Park
Zoning	Light Industrial (M1)
Age	Built 1999
Roof	Standing seam metal
Clear Height	15'-20'
Lighting	Motion activated LED lighting
Dock Doors	18 dock high, 1 drive in
Power	Duke Energy 12 KV Distribution Circuit 1500 KVA Transformer serving multiple 2000-amp switch gear
HVAC	Approx. 295 tons of HVAC
Sprinklers	Wet System
Parking	Plenty of Surface Parking
Additional	Infrastructure for Disaster Recovery facility (back-up generator and secure data room)

LEASE RATE: \$6.45/SF NNN

KEY HIGHLIGHTS

POWER INFRASTRUCTURE: 1,500 KVA transformer and multiple 2,000-amp switchgears provide unusually heavy electrical capacity for a 160,000 SF building — a critical draw for manufacturing, assembly, and equipment-intensive users.

FULLY CONDITIONED: 295 tons of air conditioning and full building conditioning support cleanroom-adjacent, food-grade, pharma-adjacent, or comfort-sensitive production uses without major capital investment.

BACKUP POWER: Generator adds operational resilience that most light-industrial buildings in this size range don't offer.

FLEXIBLE OFFICE/PRODUCTION BUILD-OUT: 4,850 SF office and 10,150 SF production space that converts back to warehouse gives a user optionality without a hard commitment to a fixed layout.

LOW MAINTENANCE ROOF: Standing seam metal roof signals lower long-term maintenance and reduced capex risk for a buyer or long-term tenant.

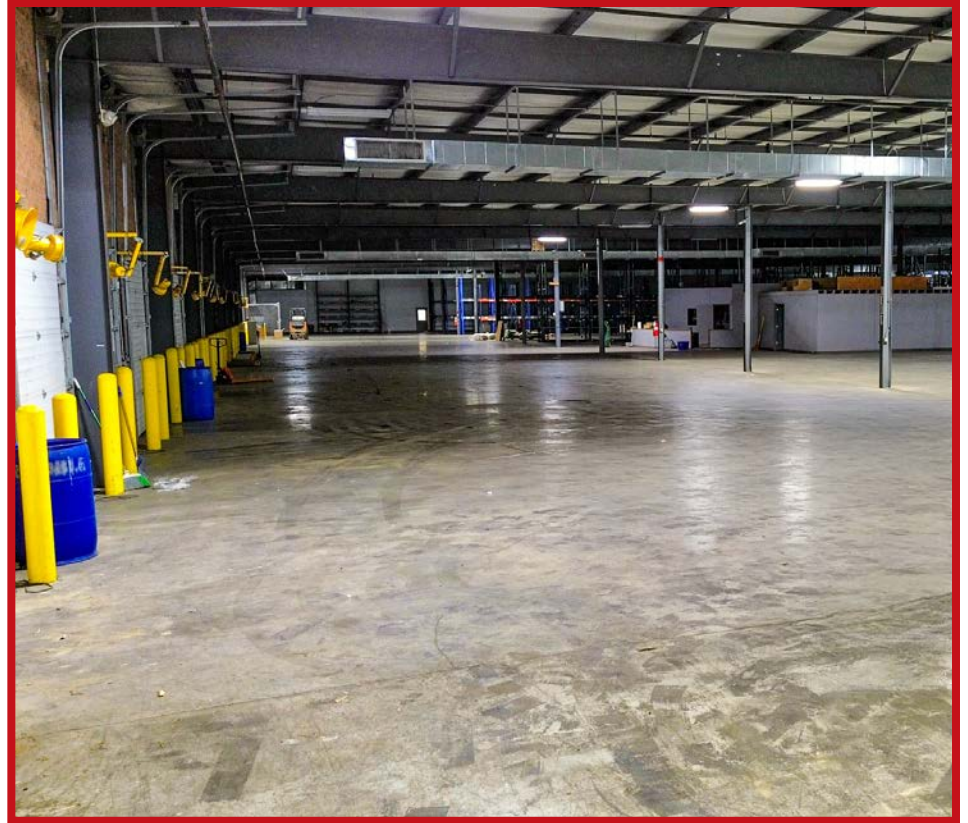
ZONING: Light Industrial zoning plus expansion optionality (90,000 SF build-out or 52 trailer stalls) supports both growth-stage manufacturers and distribution/3PL users.



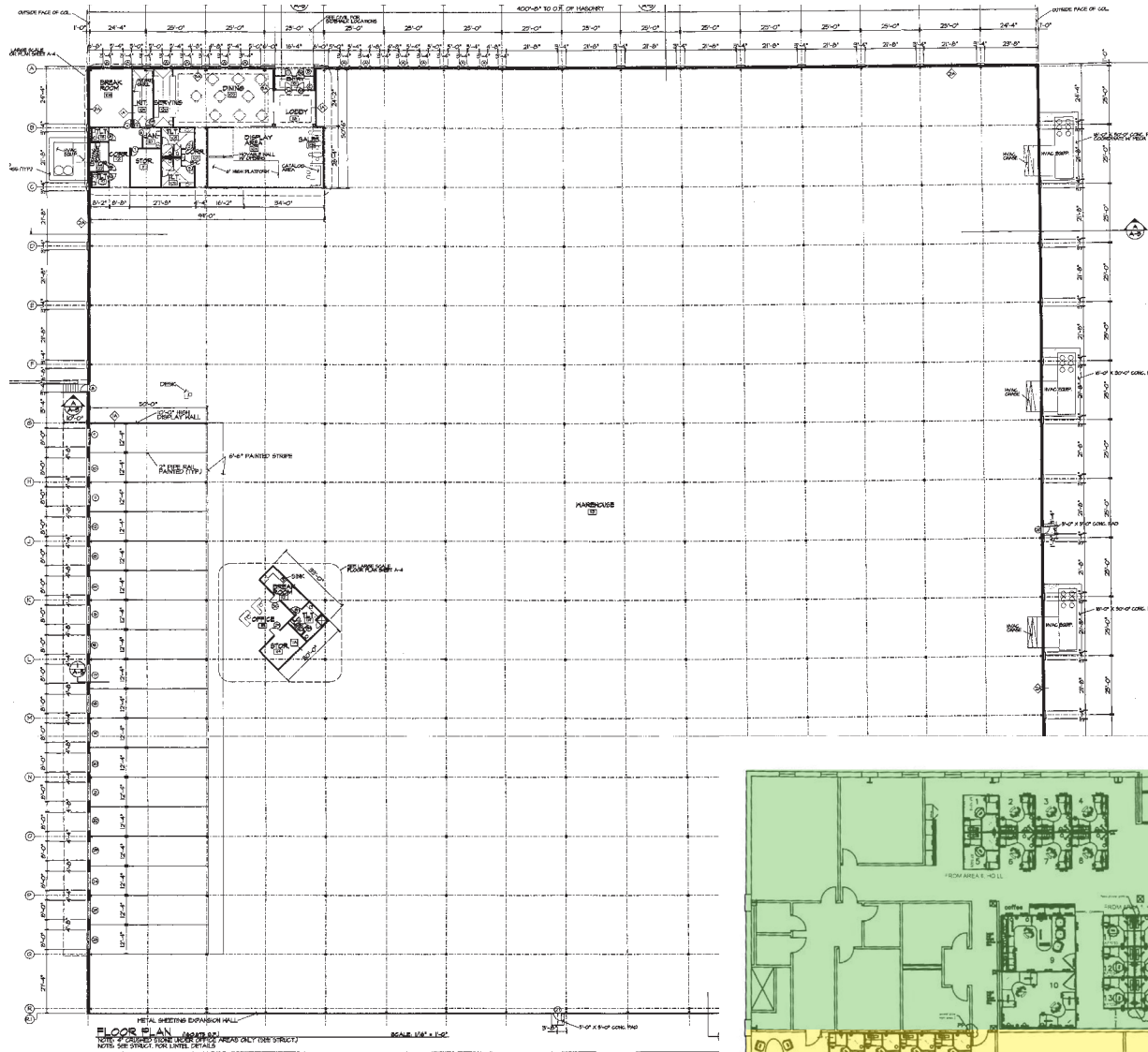
PROPERTY *photos*



PROPERTY *photos*

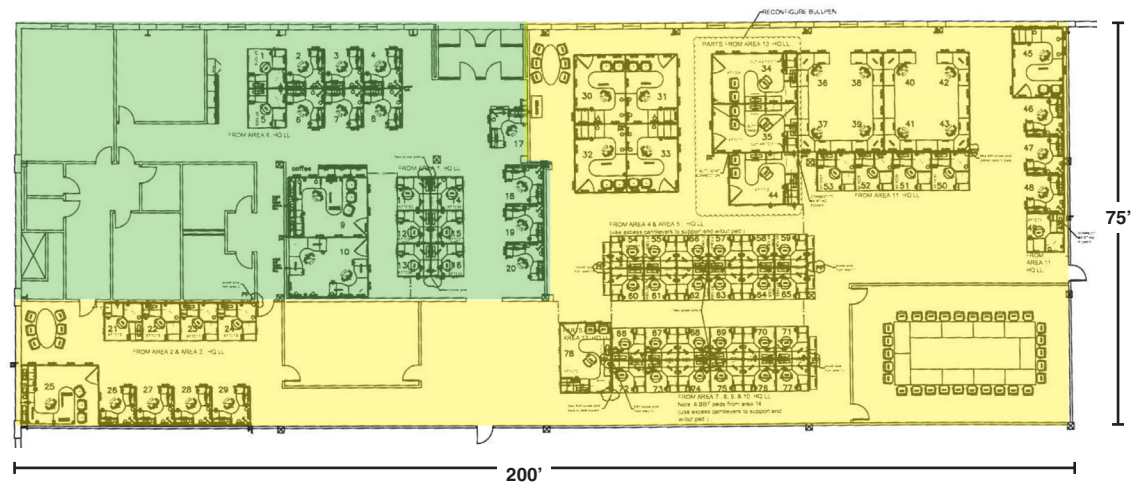


FLOORplan



- Main Office
+/- 4,850 SF
- Office/Production Area
+/- 10,150 SF

Detailed Office Area



EXPANSION *plan*

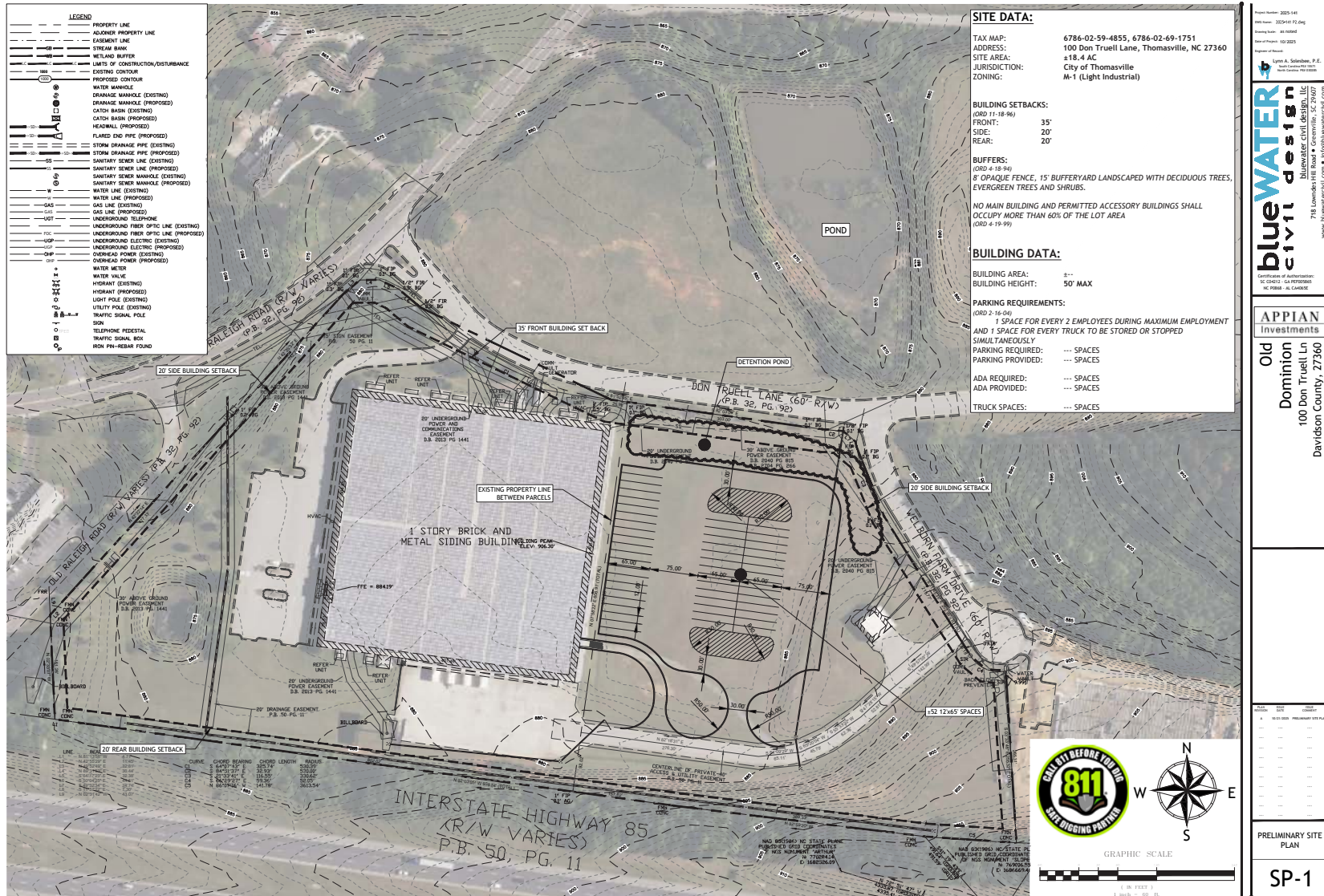
BUILDING



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EXPANSION *plan*

TRAILER PARKING



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REGIONAL *map*





BROKERAGE DEVELOPMENT INVESTMENTS

FOR MORE INFORMATION, CONTACT:

CHRIS LOWE, CCIM, SIOR
SHAREHOLDER & BROKER
336.358.3235
clowe@naipt.com

BOB LEWIS, CCIM, SIOR
SHAREHOLDER & BROKER
336.584.9033
blewis@naipt.com

BANKS HANDY
BROKER
336.398.3462
bhandy@naipt.com

348 N. Elm Street • Greensboro, NC 27401 • naipt.com

