



OVERVIEW

Currently available is a 4500 SF unit with 3500 SF of warehouse and 1000 SF office space. Both are heated and cooled. There are 20 Ft ceiling's with a 14 x 14 roll up door. One year lease.

Balsom Ridge Commercial space is located at the entrance of Balsom Ridge Business Park a 50-acre master planned light industrial park, located in Denver, NC with direct access to Hwy 16 Business.



Available For Lease: \$4,800 Month ~ 4500 SF Unit



HIGHLIGHTS:

- **4,500 SF Available**
- **14x14 Roll Up Door**
- **20 Ft Ceiling Heights**
- **Paved Parking**
- **Full Heat/Air**
- **Built 2016**

UTILITIES:

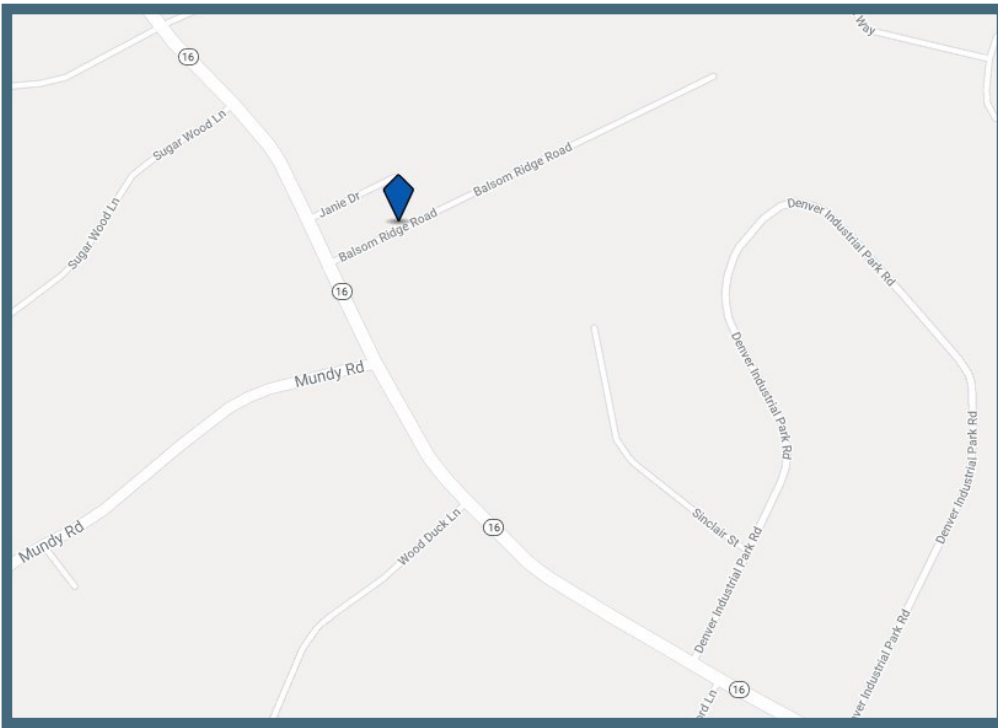
Water/Sewer:	Lincoln County
Cable/Internet:	Charter or AT&T
Electrical:	Duke Energy or Energy United
Natural Gas:	Piedmont Natural Gas

Contact Information:

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INTERIOR PHOTOS FO 4500 SQUARE FOOT





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ENTREPRENEURS**
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