

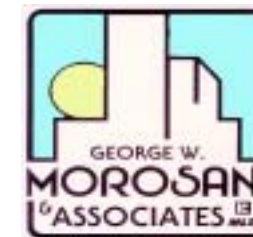
TWO UNITS AVAILABLE



1,750 SF SPACES AVAILABLE

EXCELLENT LOCATION

LEASE PRICE: \$7.50 psf NNN



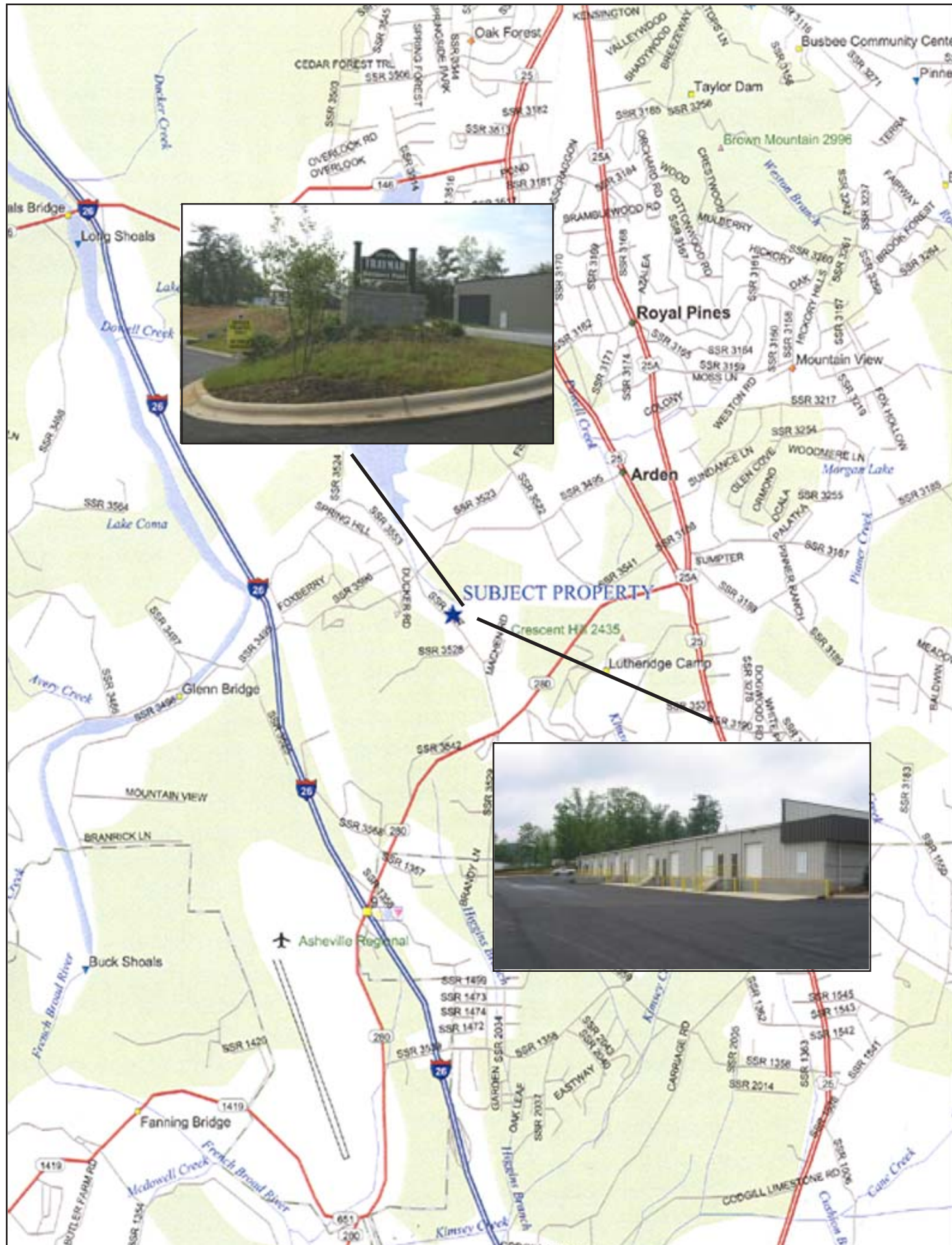
George W. Morosani,
Listing Agent

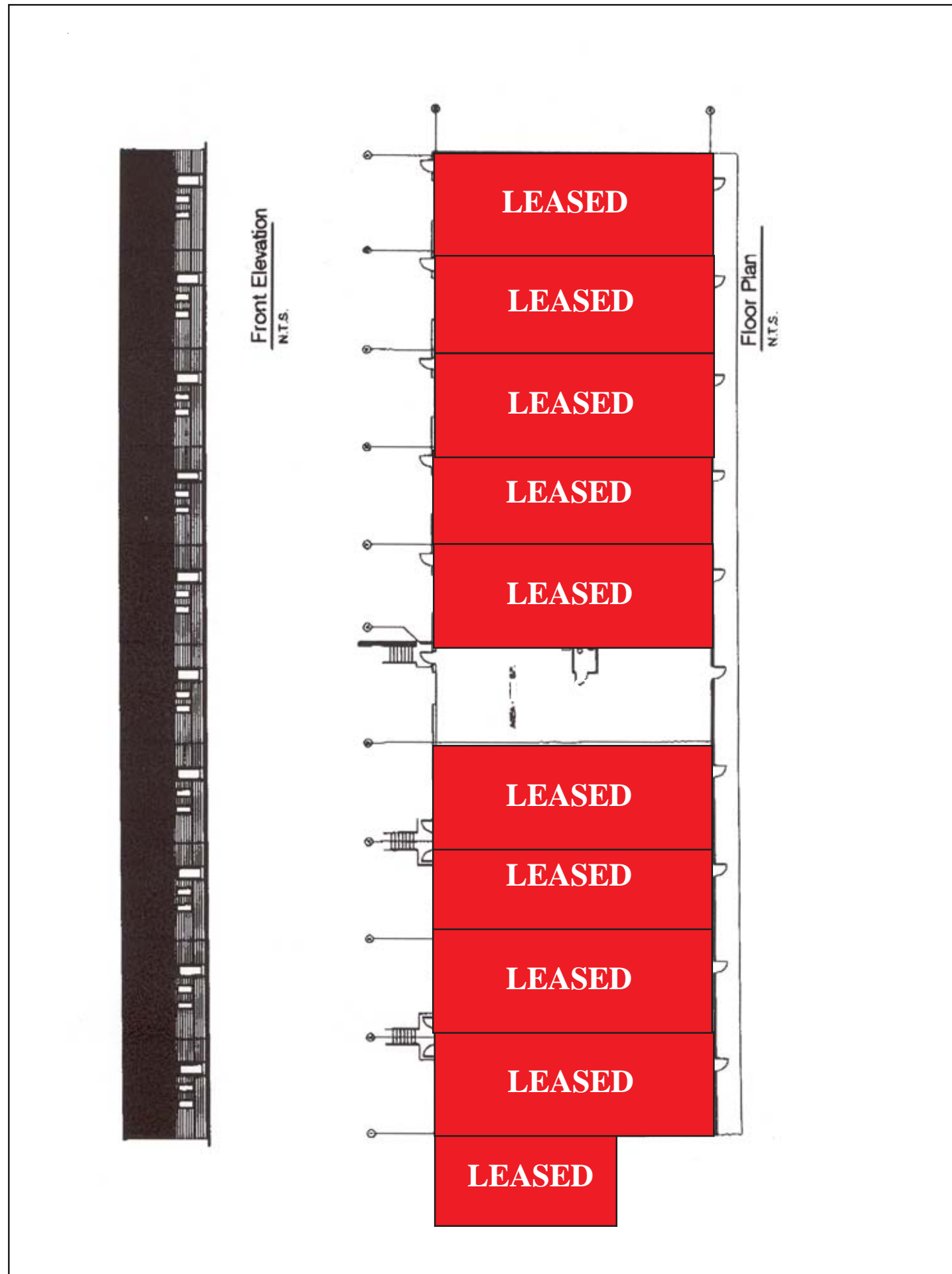
274-4111

PIN# 9644.20-80-9538
170/174 Bradley Branch Road
Arden, NC 28704

UNIQUE FEATURES:

- Brand new flex space - drive in or loading docks available.
- Spaces include bonus 400 SF mezzanine.
- Can be upfit to suit specific needs.
- All utilities available.





**TRAYMAR BUSINESS PARK
 1,750 SF FLEX SPACE
 170-174 BRADLEY BRANCH ROAD
 ARDEN, NORTH CAROLINA**

DIRECTIONS: Airport Road to Bradley Branch Road. Building is approximately 2 miles down on the right.

SITE/BUILDING

DATA: Two 1,750 SF units with office space, restrooms and a bonus mezzanine above the offices (not included in square footage).

UTILITIES: All utilities available.

LEASE PRICE: \$7.50 psf NNN + CAM (\$42/Month) & Water (\$25/Month)

TO SHOW: Call Listing Office.

CONTACT: George W. Morosani, Listing Agent.

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