

Gibsonville Downtown Available Industrial/Retail/Office Space as of May 25, 2016

<u>Address</u>	<u>Type of Space</u>	<u>Space Info</u>	<u>Details on Space</u>	<u>SF</u>	<u>Asking Price</u>	<u>Asking Rent (Annual)</u>	<u>Rent Structure</u>	<u>TICAM (2016)</u>	<u>Effective Rent</u>	<u>Broker Commissions</u>	<u>Point of Contact</u>	<u>Role of POC</u>	<u>Contact Number</u>
106 East Railroad Avenue (Minneola Mill)	Industrial / Office	Approx. 50% occupied	The central mill property in downtown	405,000	\$4,900,000					Available	Clarke Lindley	Property owner	336-260-4113; 336-449-7521
106 East Railroad Avenue (Minneola Mill)	Industrial	Up to 25' clear. Wet sprinklered.	Numerous available space options. From 10K up to 90K SF contiguous.	90,000		\$2.25 SF	NNN	TBD	TBD	Available	Tom Lindley, Jr.	Property owner	336-584-4156, ext. 202
403 Burlington Avenue	Industrial	Office / industrial	35,214 SF multi-tenant building	35,214	\$575,000					Available	Sam Unsworth	Listing Agent; Richard Jones Real Estate	336-222-1264
403 Burlington Avenue	Industrial	15' – 23' clear industrial space	35,214 SF multi-tenant building	18,960		\$2.25 SF	TBD	TBD	TBD	Available	Sam Unsworth	Listing Agent; Richard Jones Real Estate	336-222-1264
101 West Main Street	Office	Entry area, conference room, one office, one bath	Prior Edward Jones space. New roof in 2016	750		\$750 / month (\$12.00 SF annually)	Modified Gross	In Asking Rent	\$12.00	Negotiable	Steve Litten	Property owner	336-449-4949
515 North Church Street	Office / Retail	1910 residential home	Prior Bartlett Funeral Home; Significant roof damage today	3,704	\$75,000	N/A	N/A	N/A	N/A	Available	Anthony Hezer	Listing Agent; ReMax	336-260-4910
105 Lewis Street	Retail or Office	One large open room, storage area, and a bath	Envisioned by owner as a single tenant office space	662		\$550 / month (\$9.97 SF annually)	Modified Gross	In Asking Rent	\$9.97	Negotiable	Max Litten	Property owner	336-449-5720; 336-260-8382
231 Burke Street (Town Center Shopping Center)	Retail	Set up for grocer use. Primary signage.	Prior Lowes Food grocer space	27,113	N/A	\$7 SF	NNN	\$1.84	\$8.84	Available	Sean Dowell or Lance Wood	Listings Agent; Dowell Commercial Realty	336-378-5065
233 Burke Street (Town Center Shopping Center)	Retail	Open retail area, drive through	Prior Gibsonville Pharmacy space; Capital Improvements to building in 2016	1,707	N/A	\$9 SF	NNN	\$1.84	\$10.84	Available	Sean Dowell or Lance Wood	Listing Agent; Dowell Commercial Realty	336-378-5065
401 East Joyner Street	TBD	Historic rehabilitation opportunity	Prior Gibsonville School. Vacant since mid 2000s.	82,307	\$15,000	N/A	N/A	N/A	N/A	Negotiable	Cathleen Turner	Listing Agent; Preservation North Carolina	919-401-8540

For more information on the town of Gibsonville, please contact Town Manager Ben Baxley or Town Planner Brandon Parker at 336-449-4144.

For economic development information, contact Economic Restructuring Committee member Sean Dowell at 919-924-4137.

The Town of Gibsonville does not validate this information and any interested party should contact the property agent directly.