

WILKES COMMERCIAL BUSINESS CENTER

PRE-LEASING

153 BUSINESS CENTER DR
NORTH WILKESBORO, NC



WWW.WILKESEDCCOM



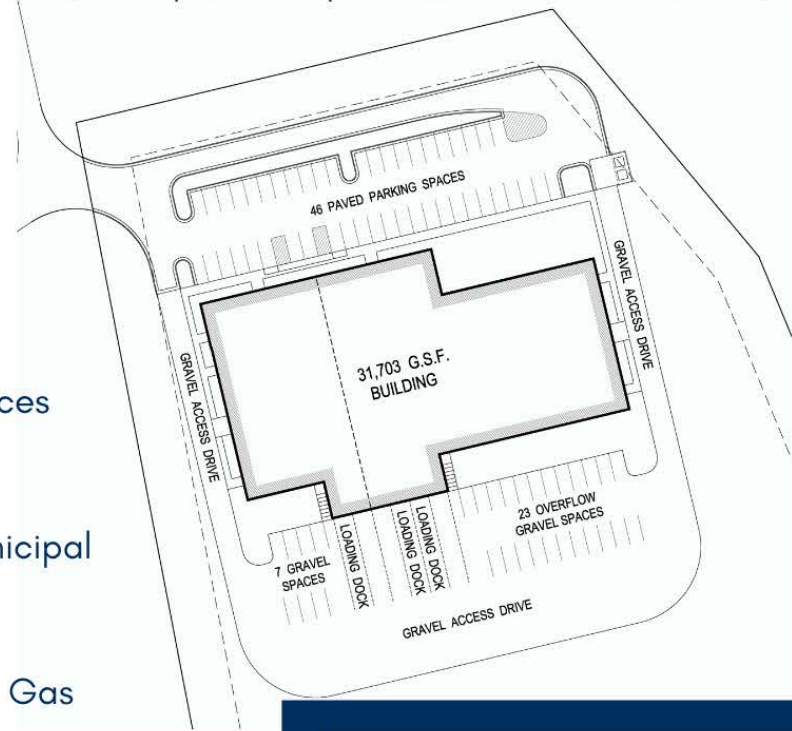
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BUILDING HIGHLIGHTS

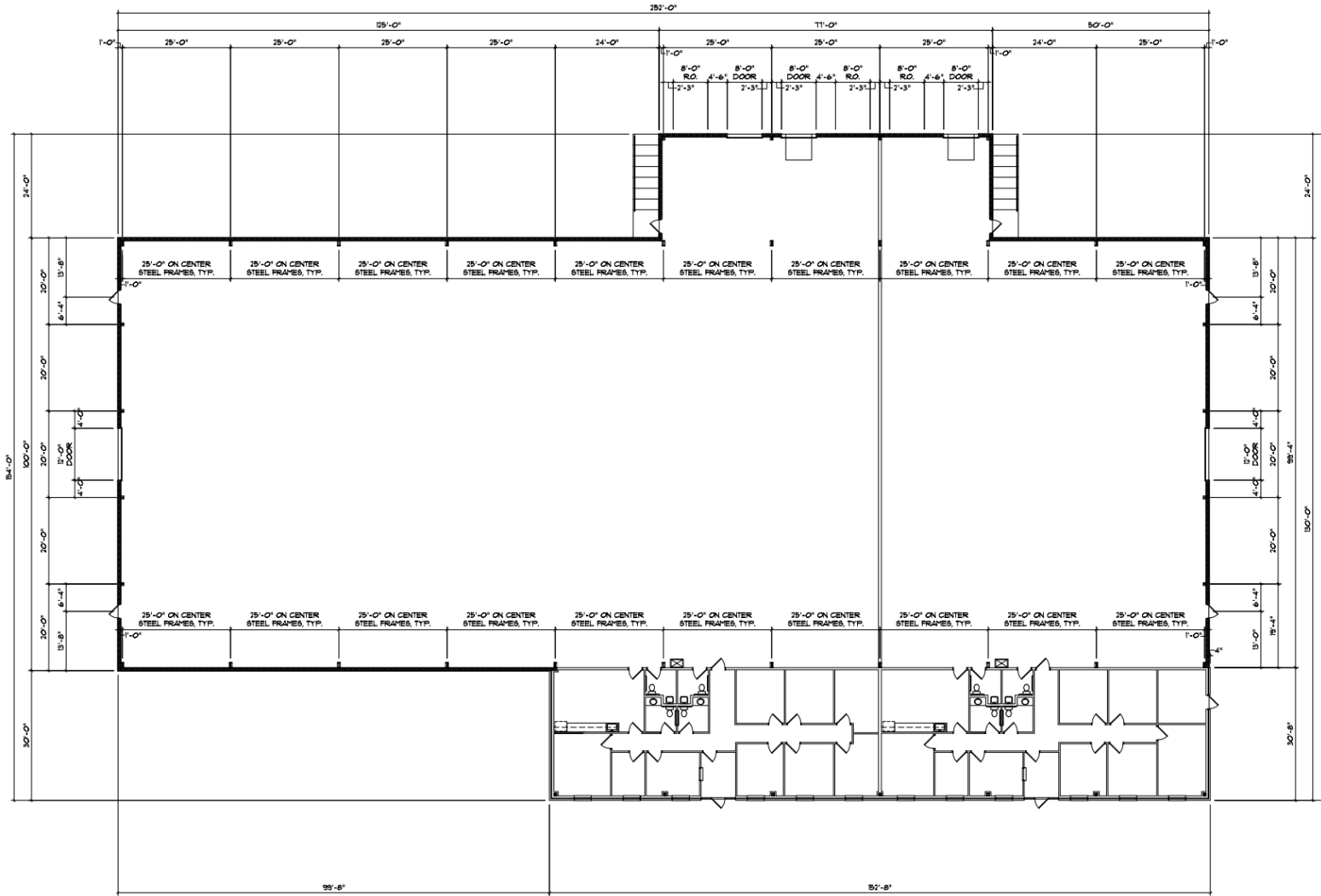
Wilkes Commercial Business Center offers 31,703 sf flex-space with 4,488 sf office and 27,059 sf warehouse. Light Industrial users can lease as a single facility, or it is well-suited for multi-tenants. Completion is planned for 4Q 2022. A lower lease rate is offered as an incentive for first three (3) years.

- **AVAILABLE:** 31,703 sf
 - Suite A: 10,383 sf
 - Suite B: 21,164 sf
- **SITE SIZE:** 4.79 Acres
- **ZONING:** Light Industrial
- **EXTERIOR:** Metal with Masonry
- **SLAB:** 6" Reinforced
- **CLEAR SPAN**
- **CEILING HEIGHT:** 24' Clear
- **DOCK-HIGH DOORS:** 3 Total; 2 Levelers
- **DRIVE-IN DOORS:** 2
- **SPRINKLER:** ESFR
- **POWER:** 3 Phase
- **PARKING:** 46 Asphalt Spaces
- **UTILITIES**
 - **WATER & SEWER:** Municipal
 - **POWER:** Duke Energy
 - **GAS:** Frontier Natural Gas
 - **FIBER:** Charter (1 Gbps)
- **DELIVERY:** Q4 2022
- **LEASE RATE:** Incentivized for 3 Years; Call EDC for Pricing



LEAPForward
Local Expansion & Attraction Program

SITE PLAN



OVERALL FLOOR PLAN

3/32" = 1'-0"

DO NOT SCALE DIMENSIONS - ALL CONTRACTORS & SUBCONTRACTORS SUBMITTING BIDS ON THIS PROJECT ARE REQUIRED TO REVIEW & INCORPORATE THE OVERALL SCOPE OF WORK DEPICTED IN THE FULL SET OF DRAWINGS IN THEIR PROPOSALS. PARTIAL OR BROKEN SETS ARE NOT PERMITTED.






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PROJECT: WILKES COMMERCIAL BUSINESS CENTER
 BUILDING 1, RENFROW RD., N. WILKESBORO, NC
DRAWING TITLE: OVERALL FLOOR PLAN

NO.	REVISIONS	DATE

PROJECT NO.: 2021-06-1
DATE: SEPTEMBER 20, 2021
A-1

AERIAL OVERVIEW

Site Location

- 4.79 Acre Site
- Off of Hwy 268
- Near Airport & Liberty Grove Rd
- 12 minutes to Hwy 421
- 20 minutes to I-77

WILKES COMMERCIAL BUSINESS CENTER
153 BUSINESS CENTER DRIVE
NORTH WILKESBORO, NC 28659

REGIONAL INFORMATION



8 Surrounding Counties Provide
**LABOR FORCE
OF 220,347**
Within a 45min Drive



45
MINUTES
FROM WINSTON-SALEM

40
MINUTES
FROM BOONE

50
MINUTES
FROM HICKORY

Gateway to Northwest North Carolina

Low Cost of Business



Customized Industry Training



Flexible & Timely Zoning



Fiber Connectivity



WILKES COMMERCIAL BUSINESS CENTER

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NORTH WILKESBORO, NC 28659

**FOR LEASING INFORMATION,
PLEASE CONTACT:**

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