



2727 Tucker Street

Burlington, North Carolina 27215

Property Features

- **Large Bay** – 57,600 square feet
- 24' center height clearance and 21' eave clearance
- 3 ton bridge crane in place
- 3 – 10 x 10 dock high doors with end of dock levelers
- Column Spacing is 30 x 60
- Fully conditioned space
- Overall dimensions are 240' x 240'
- **Office Area** - 110 x 34 overall dimensions
- Direct connect to Large Bay space
- Several private offices and large open work area
- **Small Bay** – 17, 600 square feet
- Same clear heights
- 1 – 10 x 10 dock door with leveler
- 3 ton bridge crane in place
- There is one 10 x 10 fire door opening to Large Bay with 2 additional block knock outs
- Heat only
- New T-8 lighting throughout both spaces
- **For Lease: \$3.00/SF plus taxes, insurance and utilities**



Demographics:

2016	1 Mile	3 Miles	5 Miles
Population	3,193	38,437	91,539
Total HH	1,438	16,405	36,054
Avg. HH Income	\$53,248	\$58,074	\$57,482

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