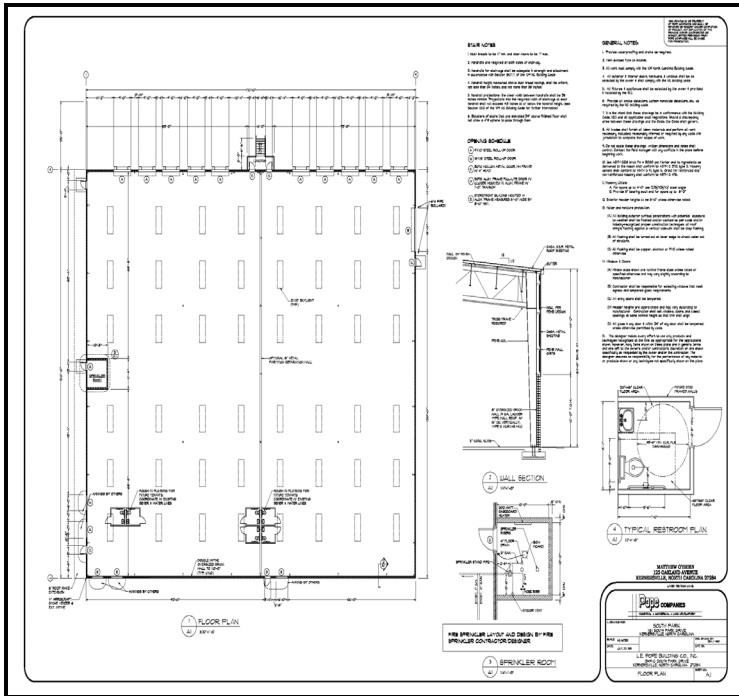
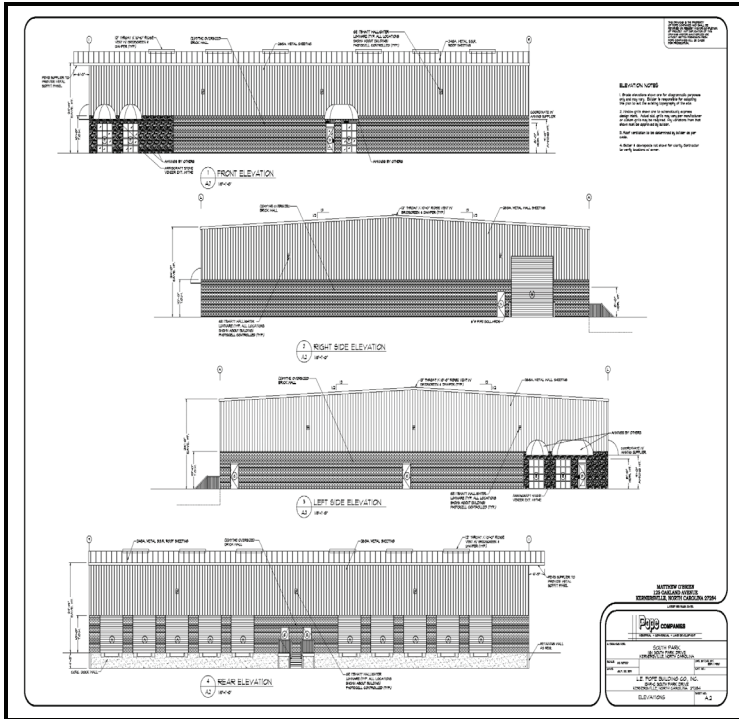


# SOUTH PARK BUSINESS CENTER



<b>BUILDING ADDRESS:</b>	1161 South Park Drive Kernersville, NC 27284
<b>TOTAL SF OF BUILDING:</b>	25,500 sq. ft.
<b>YEAR BUILT:</b>	New
<b>CONSTRUCTION:</b>	Metal, Brick and Stone Veneer
<b>CEILING HEIGHT:</b>	30' Center 24' Eaves
<b>FLOOR THICKNESS:</b>	6"
<b>COLUMN SPACING:</b>	50' X 50'
<b>SPRINKLER:</b>	ESFR
<b>ROOF SYSTEM:</b>	Galvalume
<b>ZONING:</b>	GI-S
<b>MECHANICAL:</b>	HVAC (office), Air Rotation Heat (Warehouse)
<b>FIXTURES:</b>	High-Bay Lighting
<b>ELECTRICAL:</b>	Serviced by Duke Energy (2—200 AMP 3 Phase)
<b>GAS:</b>	Serviced by Piedmont Natural Gas
<b>WATER/SEWER:</b>	Serviced by City of Winston-Salem
<b>PARKING RATIO:</b>	Ample for Industrial and Distribution Use
<b>DOCK-HIGH LOADING:</b>	10—9' x 10' Dock Doors (with pit levelers and shelters)
<b>DRIVE-IN:</b>	1—16' x 16' Drive-in Door

**Pope** COMPANIES

INDUSTRIAL • COMMERCIAL • LAND DEVELOPMENT

**FOR MARKETING INFORMATION, CONTACT:**

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OWNED AND MANAGED BY:

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