

589 BATTERY DRIVE

FOR LEASE | WINSTON-SALEM, NC 27107

Linville | Team Partners

COMMERCIAL REAL ESTATE



INDUSTRIAL PARK OPPORTUNITY

PROPERTY HIGHLIGHTS

PROPERTY TYPE	Industrial
AVAILABLE SF \pm	26,200
LEASE RATE	\$4.25 psf, NNN

DESCRIPTION

Flex building consisting of \pm 17,200 SF of 16' clear ceiling height warehouse and \pm 12,800 SF of office. Ample power, sprinklered, 2 dock doors, loading ramp, ample parking. 6" 4000 PSI concrete floors. Easy access to I-40 and Highway 52, former home of Douglas Battery, Brownfields eligible.



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KEY FEATURES

- ±17,200 SF of 16' clear ceiling height warehouse space
- ±12,800 SF of office space
- Ample power, sprinklered, 2 dock doors, and loading ramp
- 6" 4000 PSI concrete floor
- Easy access to I-40 and Highway 52



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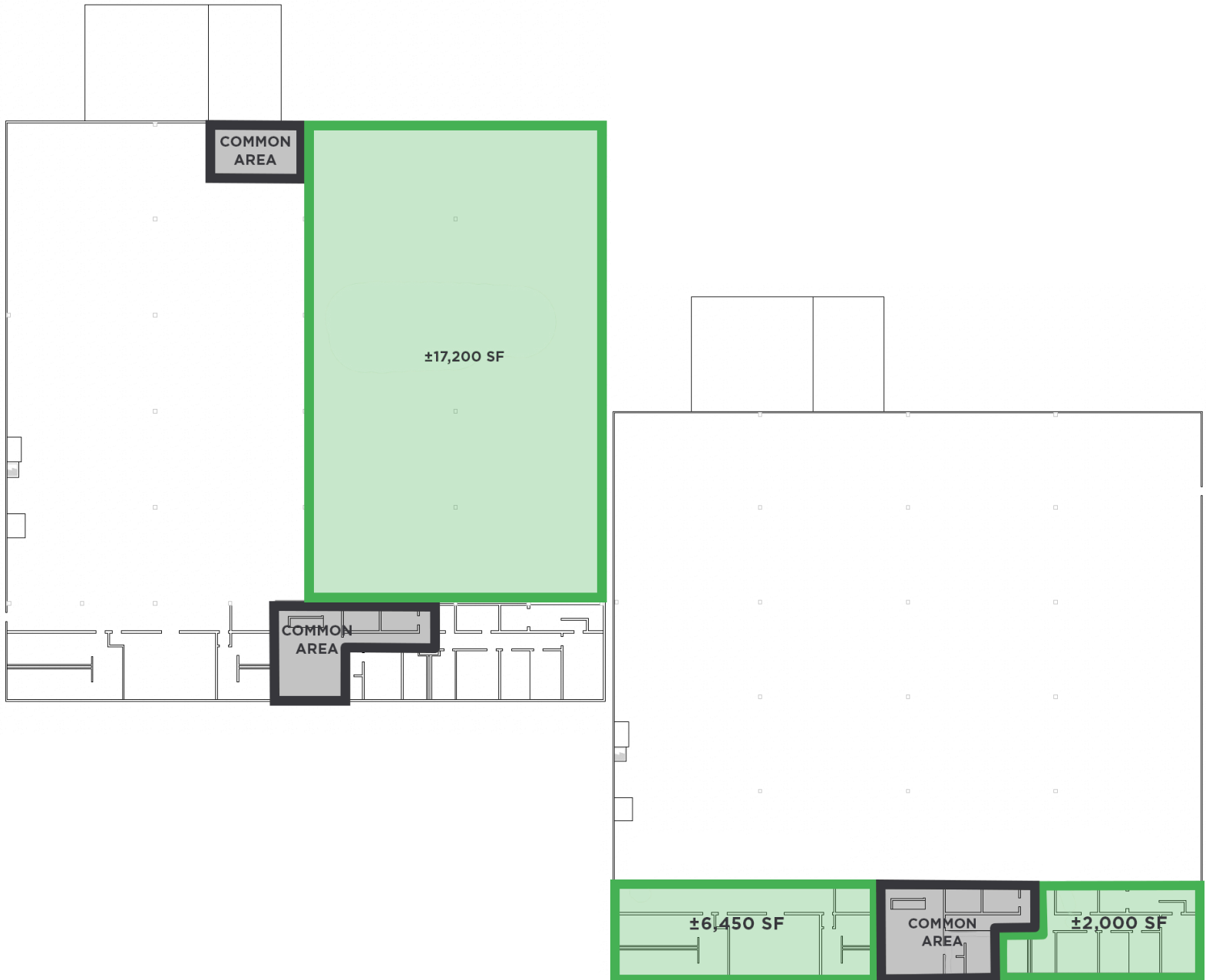
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FLOOR PLANS



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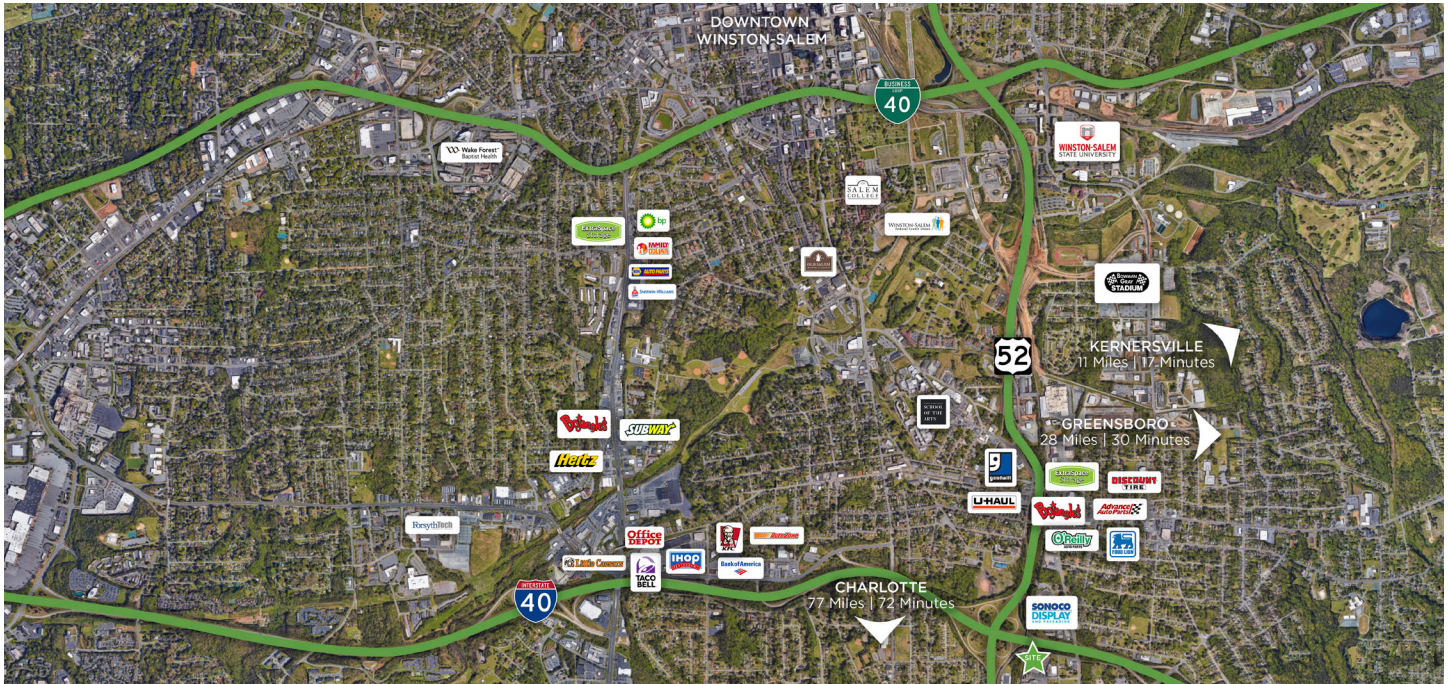
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PROPERTY INFORMATION

PROPERTY TYPE	Industrial	SPRINKLERED	Wet
AVAILABLE SF ±	26,200	CEILING HEIGHT	16'
WAREHOUSE SF ±	17,200	DOCK HEIGHT	10'
OFFICE SF ±	9,000	DOCK DOOR(S)	2
ACRES	2.74	ELECTRICAL	Duke 600 AMP 3ph/480v
ZONING	GI	SEWER/WATER	Public
TAX PIN	6834-73-1197	HEAT/AIR	Central (Office), Heat (Warehouse)

PRICING & TERMS

LEASE RATE	\$4.25 psf, NNN	TICAM	\$0.08 psf
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