NAIPiedmont Triad

FOR SALE OR LEASE



WHITAKER PARK

LABORATORY BUILDING 95 W. 32ND STREET WINSTON-SALEM, NC 27105

SALES PRICE: \$2,800,000 LEASE PRICE: \$20/SF GROSS





BOB LEWIS, CCIM SIOR BROKER blewis@naipt.com 336.214.1799 **PROPERTY FEATURES**

- ±50,000 SF 2 Story Facility
- Hydraulic Elevator
- New LED Lighting & Chiller
- Sprinklered
- Laboratory structure in place with high pressure compressed air, distilled and potable water, vaccum lines, nitrogen, 5-10% argon, helium, natural gas, oxygen and more
- On-site Duke Power utility transformer
- (2000 KVA, 480Y/277V)
- (75) Approximate parking spaces



CHRIS LOWE, CCIM BROKER clowe@naipt.com 336.207.3245



HAL JOHNSON CHIEF DEVELOPMENT OFFICER hjohnson@naief.com 864.907.6000

INTERIOR PHOTOS





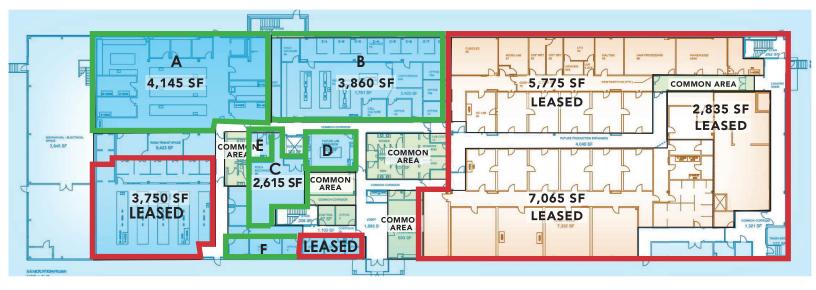
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FOR LEASE SPACE

Second greneration lab space \$20/ SF gross

AVAILABLE

Space A	4,145 SF	Lab
Space B	3,860 SF	Lab
Space C	2,615 SF	Lab
Space D	504 SF	Lab
Space E	145 SF	Lab
Space F	400 SF	Office

MAPS

