

3655 REED STREET

INDUSTRIAL PROPERTY FOR SALE



PROPERTY DESCRIPTION

±66,048 SF of functional warehouse space available in Winston-Salem - strategically located 1 mile from I-40 and under 2 miles from the junction of I-285/I-40 in a growing Triad region of North Carolina. The building is sprinklered and features 18'-22' clear ceiling heights, heavy power, plus multiple docks and drive-in doors. Ideal for any owner user or investor.

OFFERING SUMMARY

Sale Price:	\$5,195,000
Lot Size:	4.89 Acres
Building Size:	±66,048 SF

Dom Maggio

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Nick Gonzalez

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Linville | Team Partners
COMMERCIAL REAL ESTATE

WINSTON-SALEM, NC

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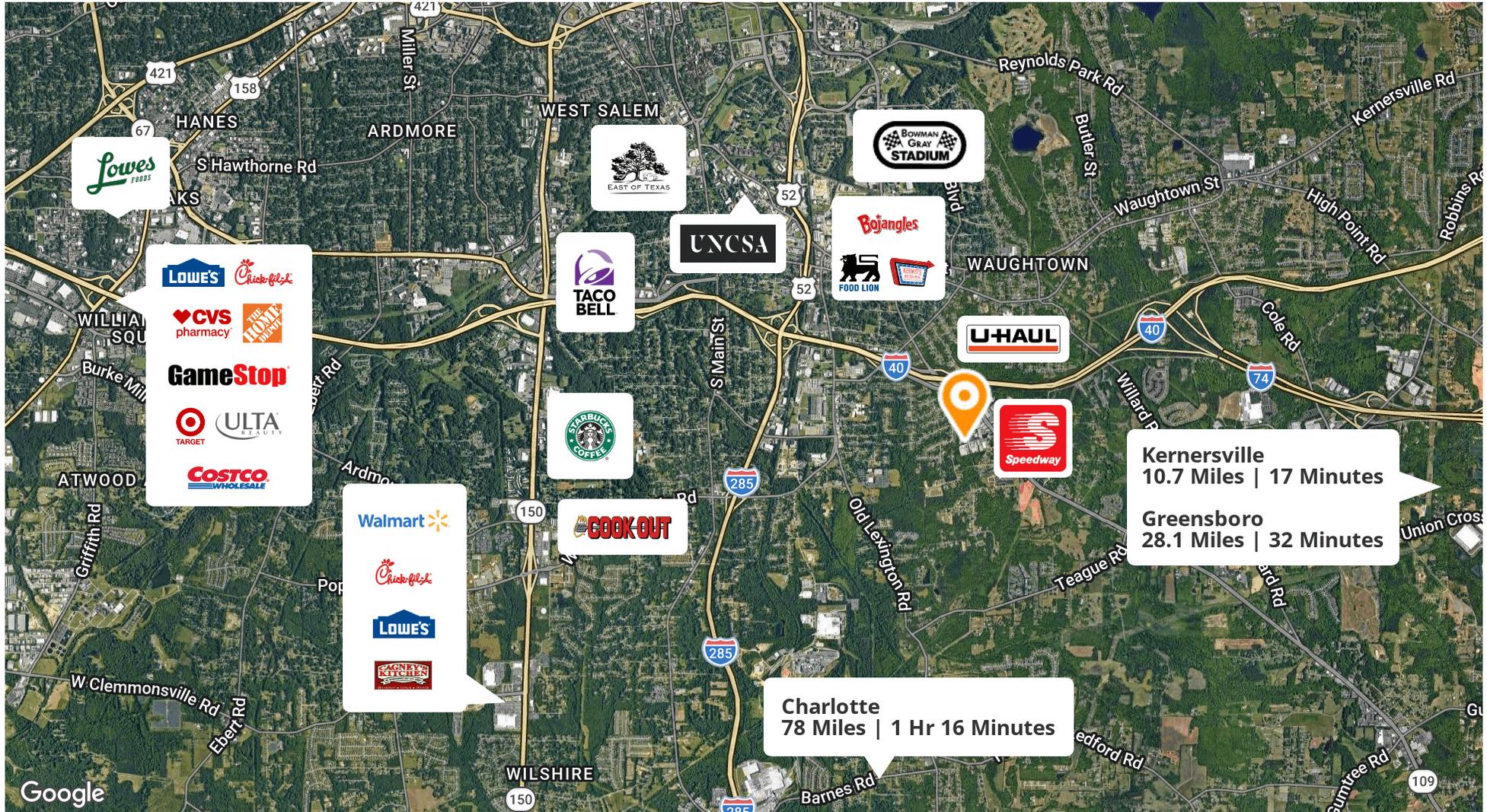
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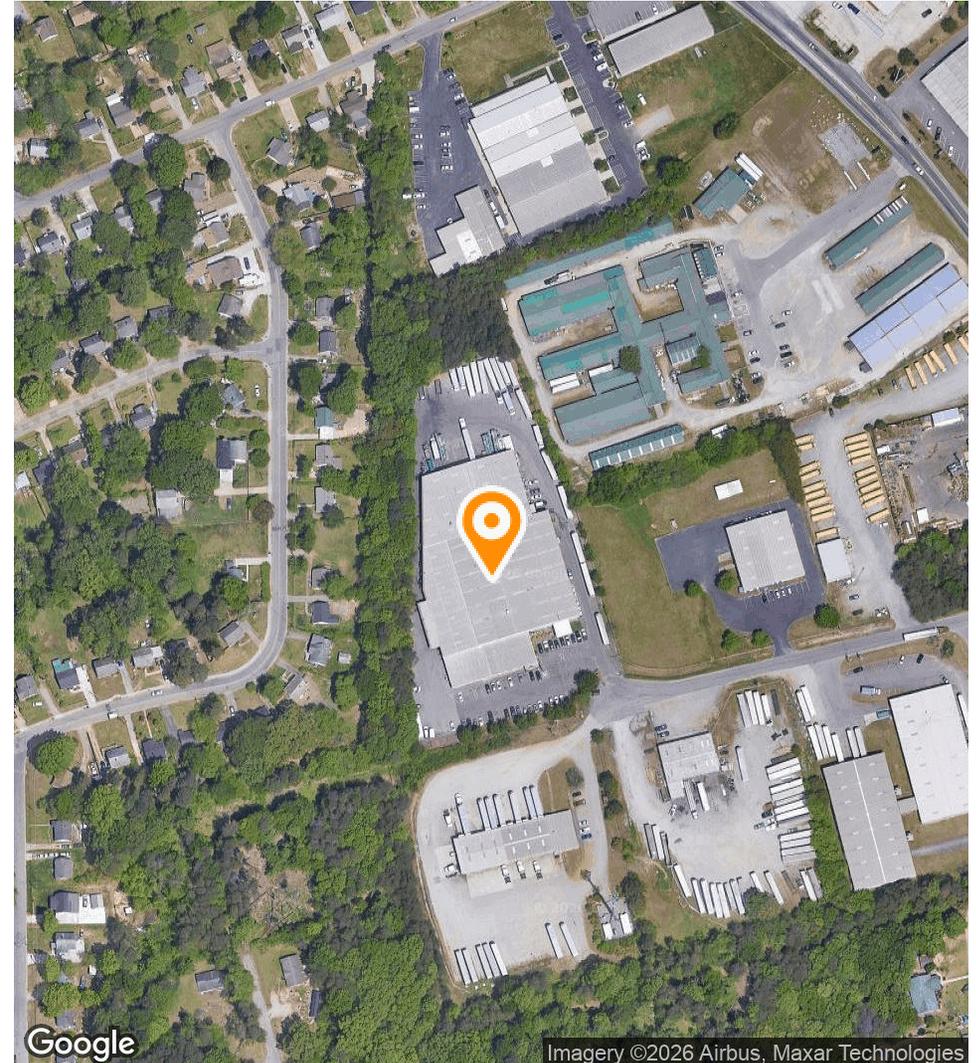
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PROPERTY HIGHLIGHTS

- ±66,048 Total SF (±7,000-8,000 SF Office- can be easily expanded or removed as needed)
- 8 Docks, 3 Drive-Ins
- 3 Phase, 1000+ Amp Power
- Fully Sprinklered, Partially Conditioned
- New LED Fixtures 2025
- New Industrial Fans 2026
- 4.89 AC (LI/LI-S Zoning)



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LOCATION INFORMATION

Street Address 3655 Reed Street

City, State, Zip Winston-Salem, NC 27107

PROPERTY INFORMATION

Property Type Industrial

Zoning LI/LI-S – Light Industrial / Light Industrial Special

Lot Size 4.89 Acres

Power Description 3-Phase, 208V, 200A

Building Size ±66,048 SF

Number of Dock High Doors 8

Number of Drive in Bays 3

Sprinkler Description Fully Sprinklered

HVAC Partially Conditioned

Parking Ample Surface



SALE PRICE: \$5,195,000

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