



## **95 W 32nd St**

95 W 32nd St, Winston-Salem, NC 27105

**Taylor Nuccitelli**  
Renewal Properties  
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## 95 W 32nd St

\$22.50 /SF/Yr

Fully developed Wet Lab for BioTech or Chemistry.

Existing space includes, vent hoods, cooler storage, freezer storage, extensive wet lab, high pressure compressed air, distilled and potable water, vacuum lines, nitrogen, 5-10% argon, helium, natural gas, oxygen.

Key Card secured building, dock high loading area, crane, lab space mixed with meeting rooms, offices, and bull pen. Sprinkled with Fire Detection, On-site Duke Power utility transformer.

Tenant Improvement Packages Available!...

- Fully Built Wet Lab
- Hoods, Freezers, Coolers



Rental Rate:	\$22.50 /SF/Yr
Min. Divisible:	5,000 SF
Property Type:	Industrial
Rentable Building Area:	41,789 SF
Year Built:	1970
Rental Rate Mo:	\$1.88 USD/SF/Mo

## Unknown Floor

Space Available	5,000 - 29,000 SF
Rental Rate	\$22.50 /SF/Yr
Date Available	December 31, 2021
Service Type	Modified Gross
Built Out As	R&D
Space Type	Relet
Space Use	Office
Lease Term	5 Years

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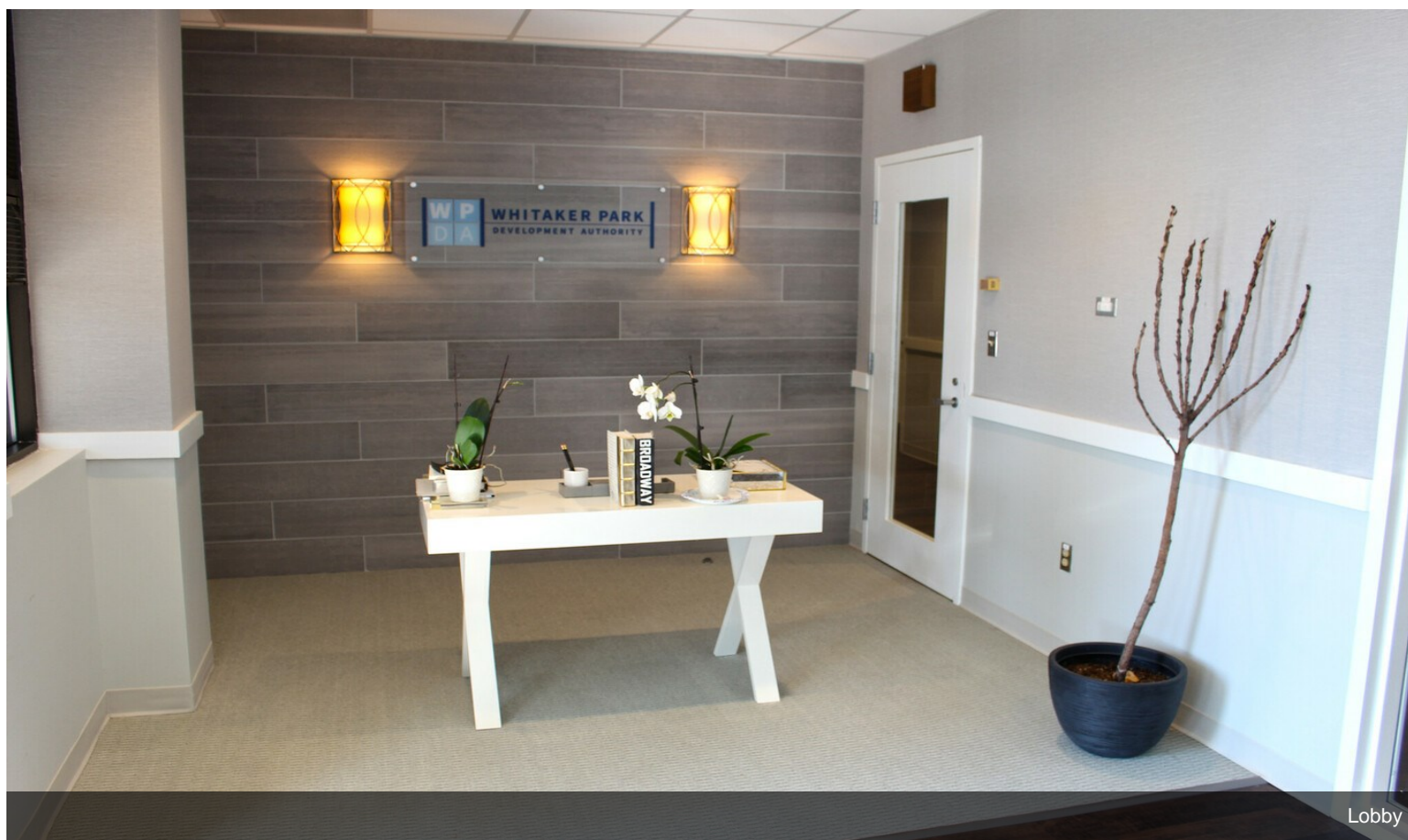
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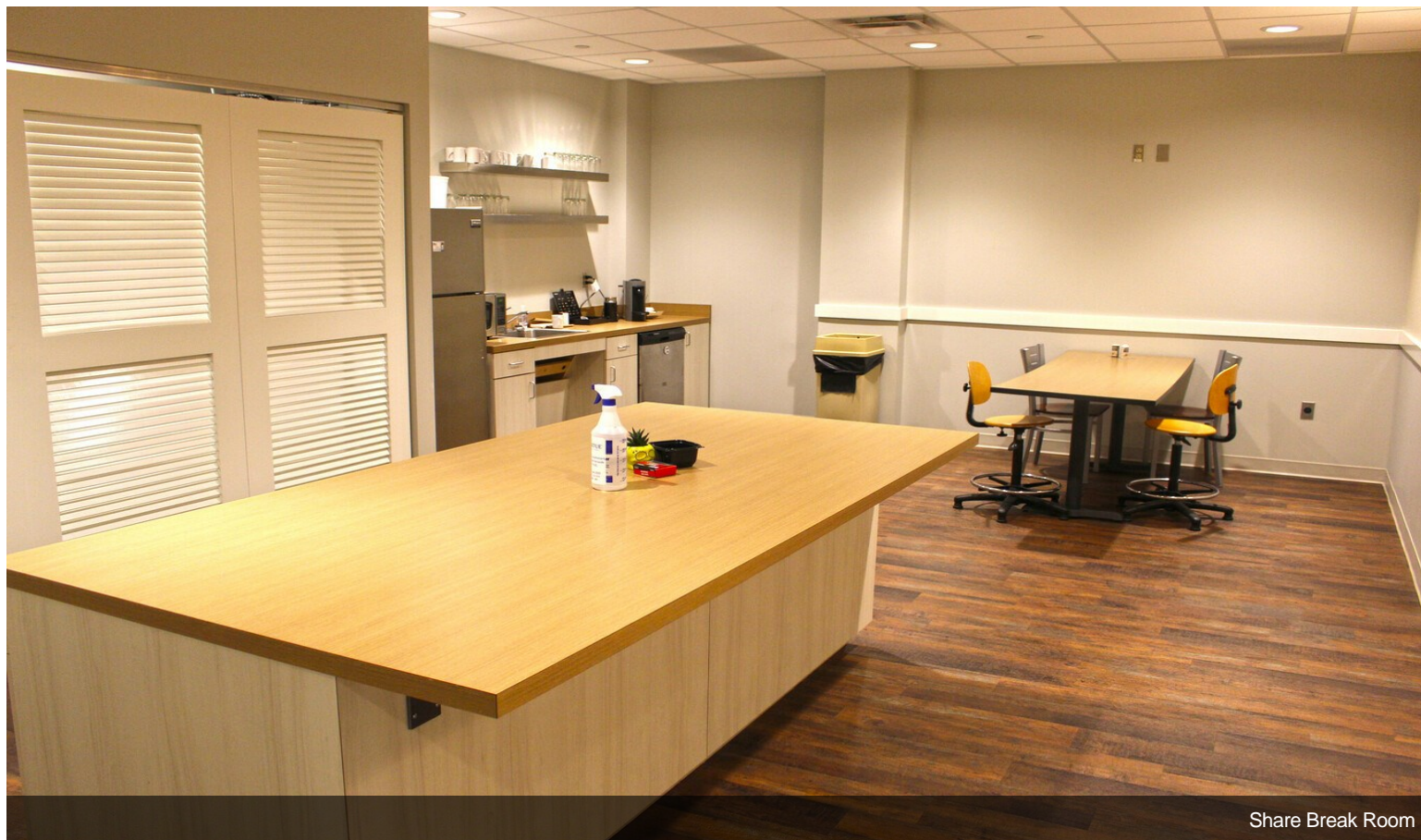
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Tenant Improvement Packages Available!

# Property Photos



Lobby



Share Break Room

# Property Photos



Other Labs



Bull Pen

# Property Photos



Other Lbas 2



Hoods

# Property Photos

