

2800 LOWERY STREET

FOR LEASE | WINSTON-SALEM, NC 27101

Linville | Team Partners

COMMERCIAL REAL ESTATE

INDUSTRIAL BUILDING FOR LEASE



PROPERTY HIGHLIGHTS

PROPERTY TYPE	Industrial/Flex
AVAILABLE SF ±	45,000
LEASE RATE	\$6.25 psf NNN

DESCRIPTION

This ±45,000 SF single tenant flex building sits on 3.11 acres. Conveniently located off Interstate 40, this flexible manufacturing space is surrounded by similar industrial businesses. The building features 30' ceilings, 100 parking spaces, 4 dock doors, and 1 drive-in door.



BEN BLOODWORTH

E Ben@LTPcommercial.com

M 336.655.1888

P 336.724.1715

LT

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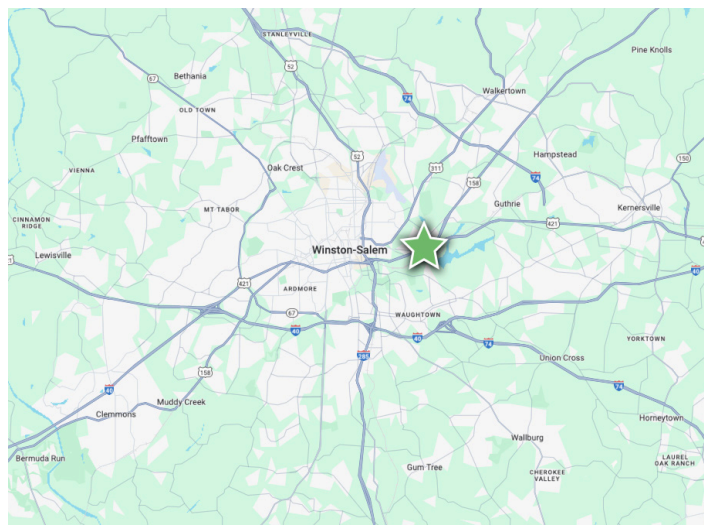
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KEY FEATURES

- ±45,000 SF single tenant flex building
- Sits on 3.11 acres
- Conveniently located off Interstate 40
- Surrounded by similar industrial businesses
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PROPERTY INFORMATION

PROPERTY TYPE	Industrial/Flex	PROPERTY SUBTYPE	Warehouse
AVAILABLE SF ±	45,000	CEILING HEIGHT	30'
OFFICE SF ±	6,000	DOCK DOORS	4
WAREHOUSE SF ±	39,000	DRIVE-IN DOORS	1
ACRES	4.11	RESTROOMS	2
YEAR BUILT	2002	PARKING	100 Surface Spots
ZONING	CS	TAX PIN	6845-56-3040

PRICING & TERMS

LEASE RATE	\$6.25 psf	LEASE TYPE	NNN
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