



FOR LEASE

OFFICE/FLEX AVAILABLE

SALEM INDUSTRIAL PARK | WINSTON-SALEM, NC

- + 15,600+/- SF Flex with office with on-site parking
- + Convenient location just off Stratford Rd corridor providing easy access to I-40 and Highway 421

BOB ANDERSON & JAY LUKE

O: 336.768.4410

bob@freemancommercial.com

jay@freemancommercial.com

freemancommercial.com

LOCATION

ADDRESS	3064 Salem Industrial Dr. Winston-Salem, NC 27127
PIN	6803-82-3477

PROPERTY INFORMATION

LEASABLE AREA	15,600 +/- SF
LOT SIZE	2.26 AC
ZONING	GENERAL INDUSTRIAL
PARKING	On-site, 77 spaces

CONSTRUCTION DETAILS

CONSTRUCTION	Steel frame, metal exterior
ROOF	Standing seam metal, tilt
CEILING HEIGHT	16 FT
HVAC	Ground level units
INT. LIGHTING	Recessed fluorescent fixtures
GENERATOR	100 kW
UTILITIES	Water/Sewer - Winston-Salem Natural Gas - Piedmont Nat. Gas Telephone/Fiber

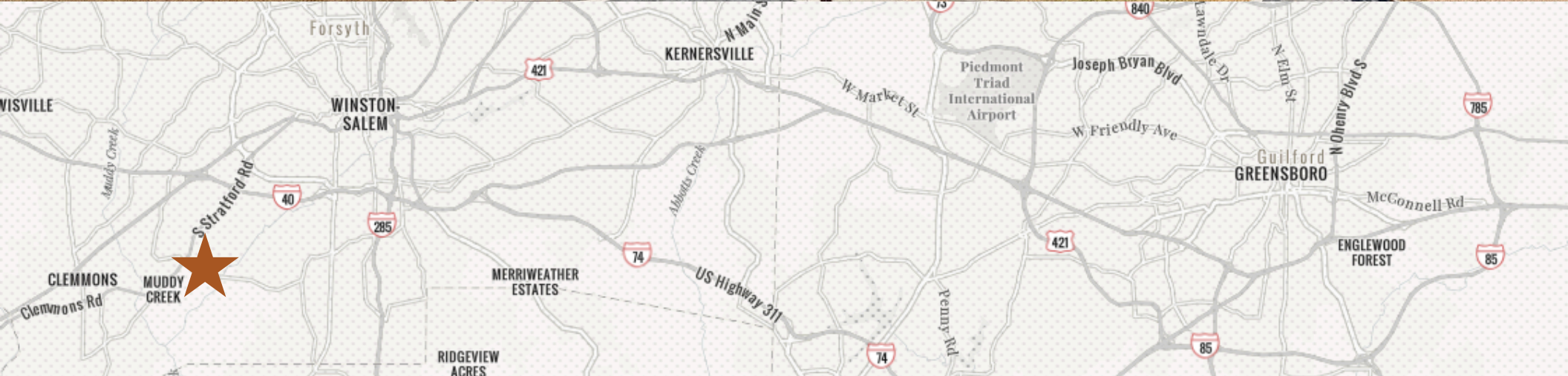


Lease Rate: \$15.50 PSF
Lease Type: Modified Gross

- Landlord pays taxes/insurance
- Tenant responsible for outside maintenance, HVAC service agreement and routine HVAC maintenance

FOR LEASE

3064 SALEM INDUSTRIAL DRIVE, W-S



FREEMAN | COMMERCIAL REAL ESTATE

1255 CREEKSHIRE WAY WINSTON-SALEM, NC 27103 | 336.768.4410 | www.freemancommercial.com

BOB ANDERSON & JAY LUKE

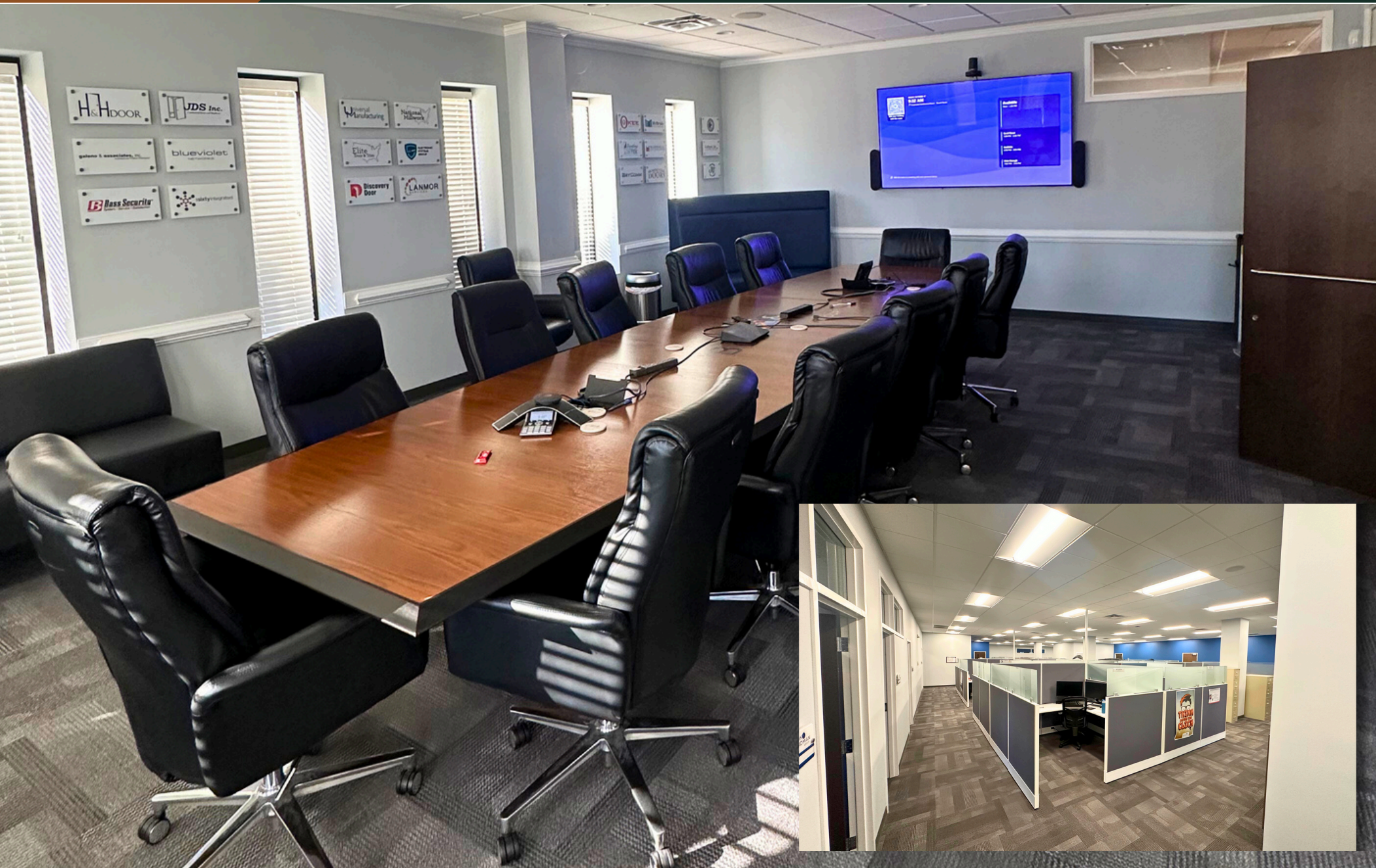
O: 336.768.4410

bob@freemancommercial.com

jay@freemancommercial.com

FOR LEASE

3064 SALEM INDUSTRIAL DRIVE, W-S



FREEMAN | COMMERCIAL REAL ESTATE

1255 CREEKSHIRE WAY WINSTON-SALEM, NC 27103 | 336.768.4410 | www.freemancommercial.com

BOB ANDERSON & JAY LUKE

O: 336.768.4410

bob@freemancommercial.com

jay@freemancommercial.com