

3650 PATTERSON AVENUE

FLEX/INDUSTRIAL SPACE **FOR LEASE**

PROPERTY DESCRIPTION

Flex/industrial suites available off of US-52 in north Winston-Salem! Suites available are $\pm 4,000$ SF. They are sprinklered and feature ample parking space and clear height ceilings of 10'-15'. Located less than 10 minutes from downtown and US-421/Salem Parkway.

PROPERTY HIGHLIGHTS

- Prime Winston-Salem location
- Versatile, customizable floor plan
- Flex/industrial suites available ($\pm 4,000$ SF)
- Ample parking space and clear height ceilings of 10'-15'
- Less than 10 minutes from downtown and US-421/Salem Parkway

SPACE	LEASE RATE	SPACE SIZE
Suite D	\$8.50 SF/yr	4,000 SF
Suite G	\$8.50 SF/yr	4,000 SF

Katie Hayes

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Taryne Seatz

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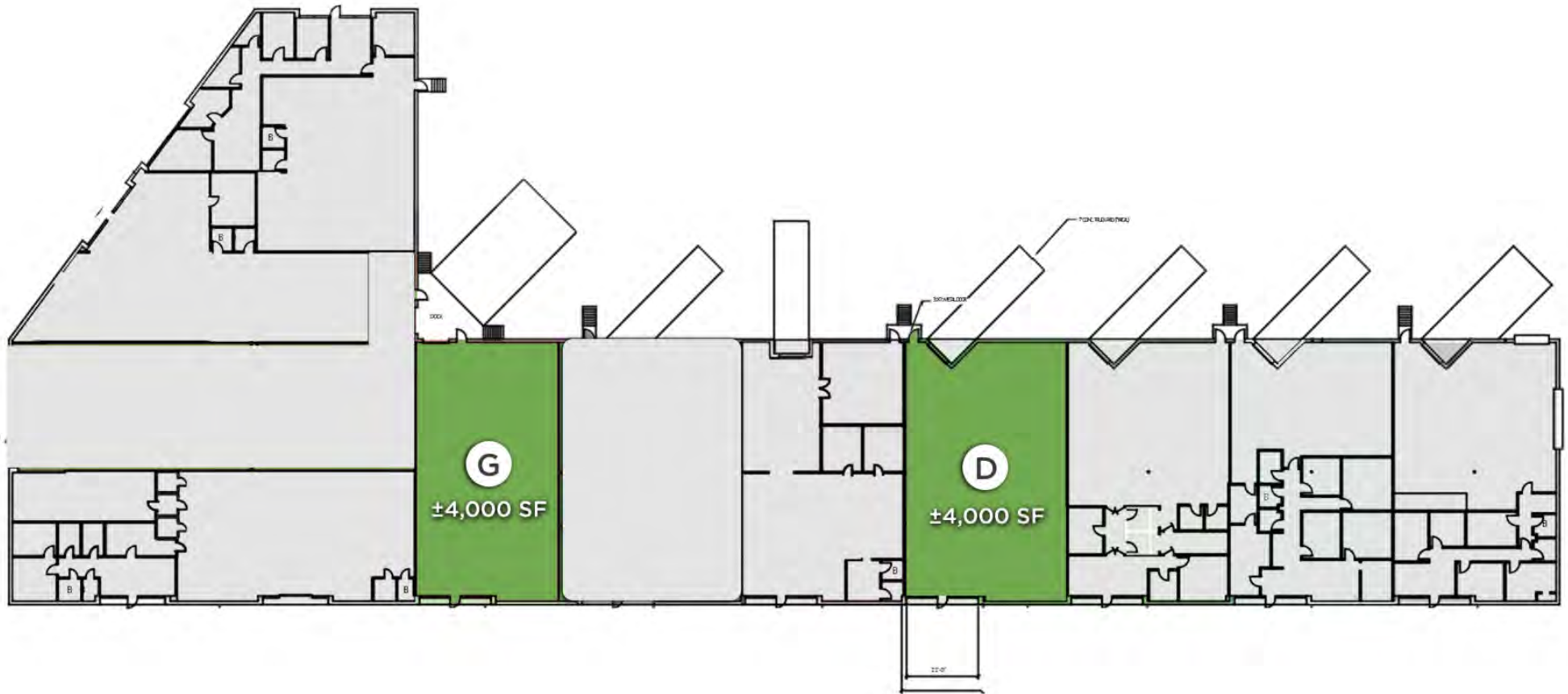
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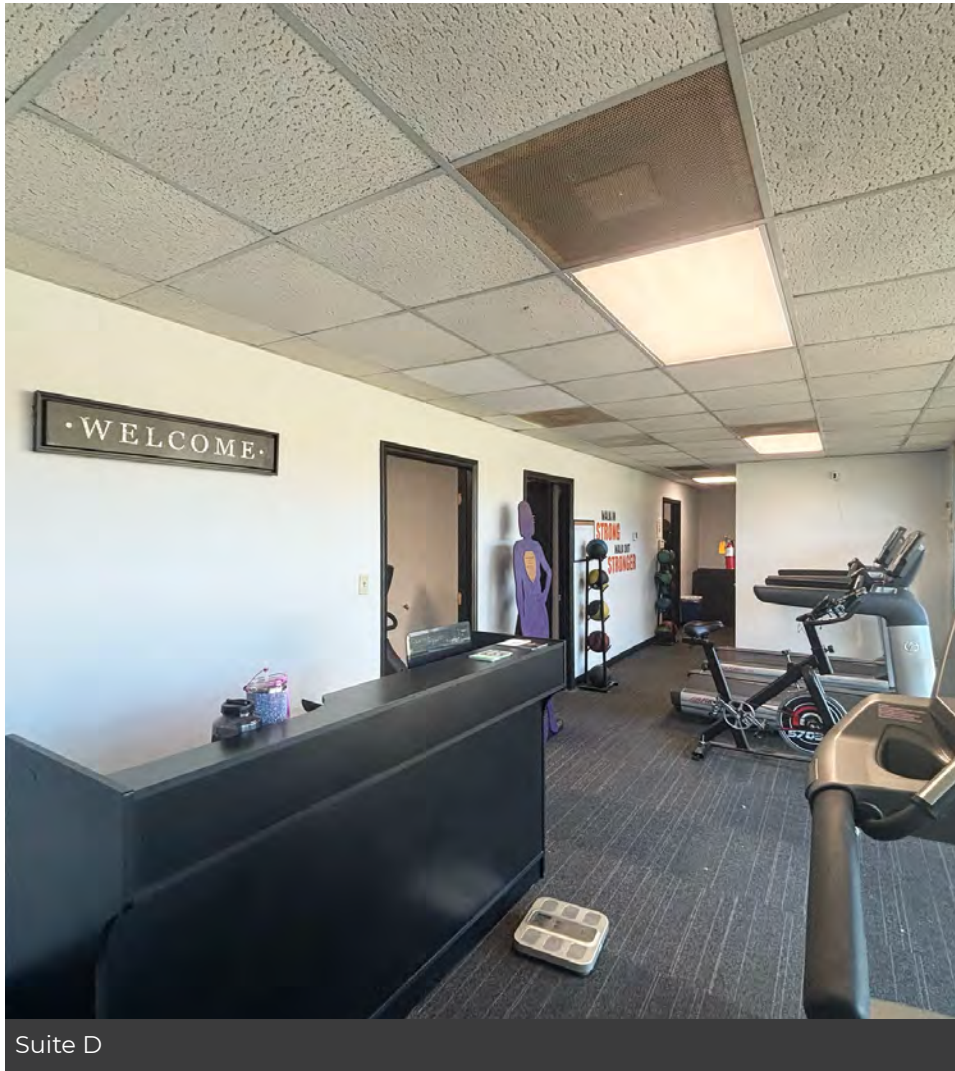
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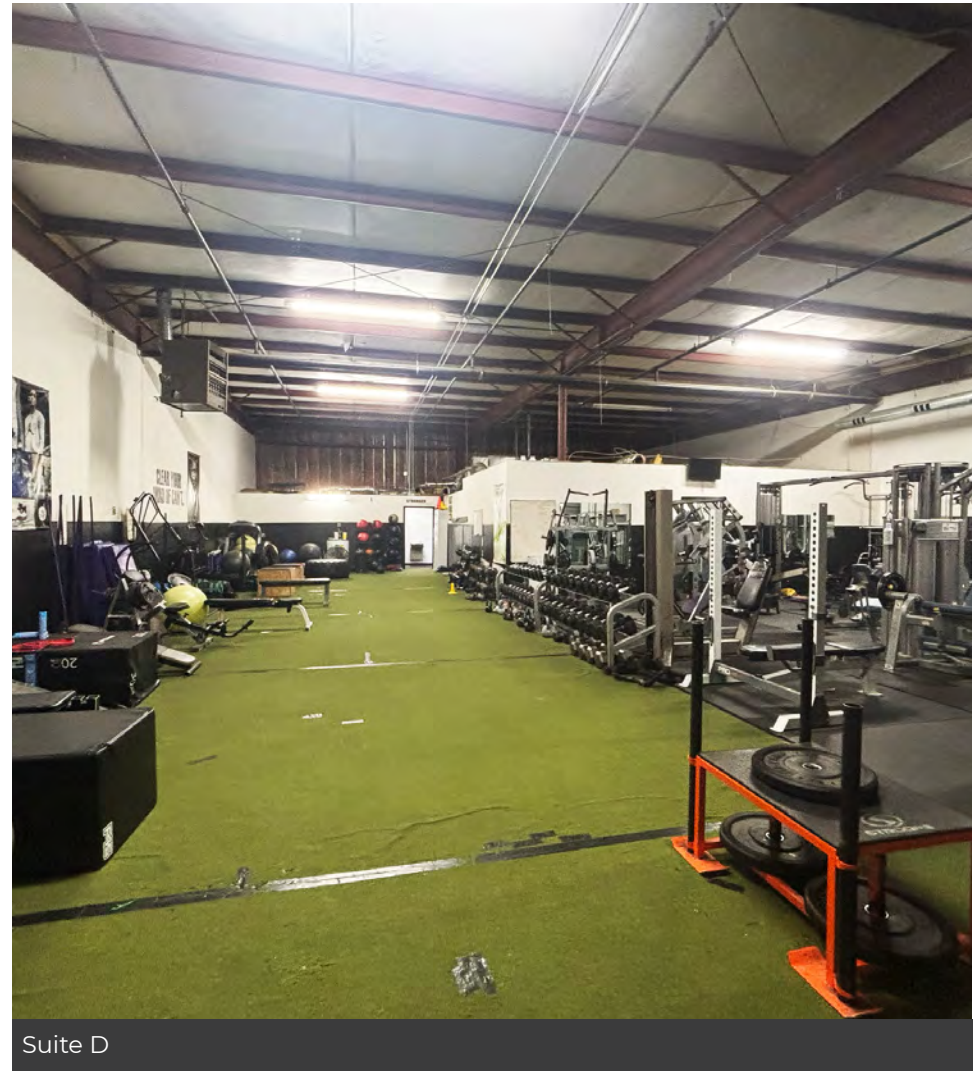
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Suite D



Suite D

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SUITE G



SUITE G

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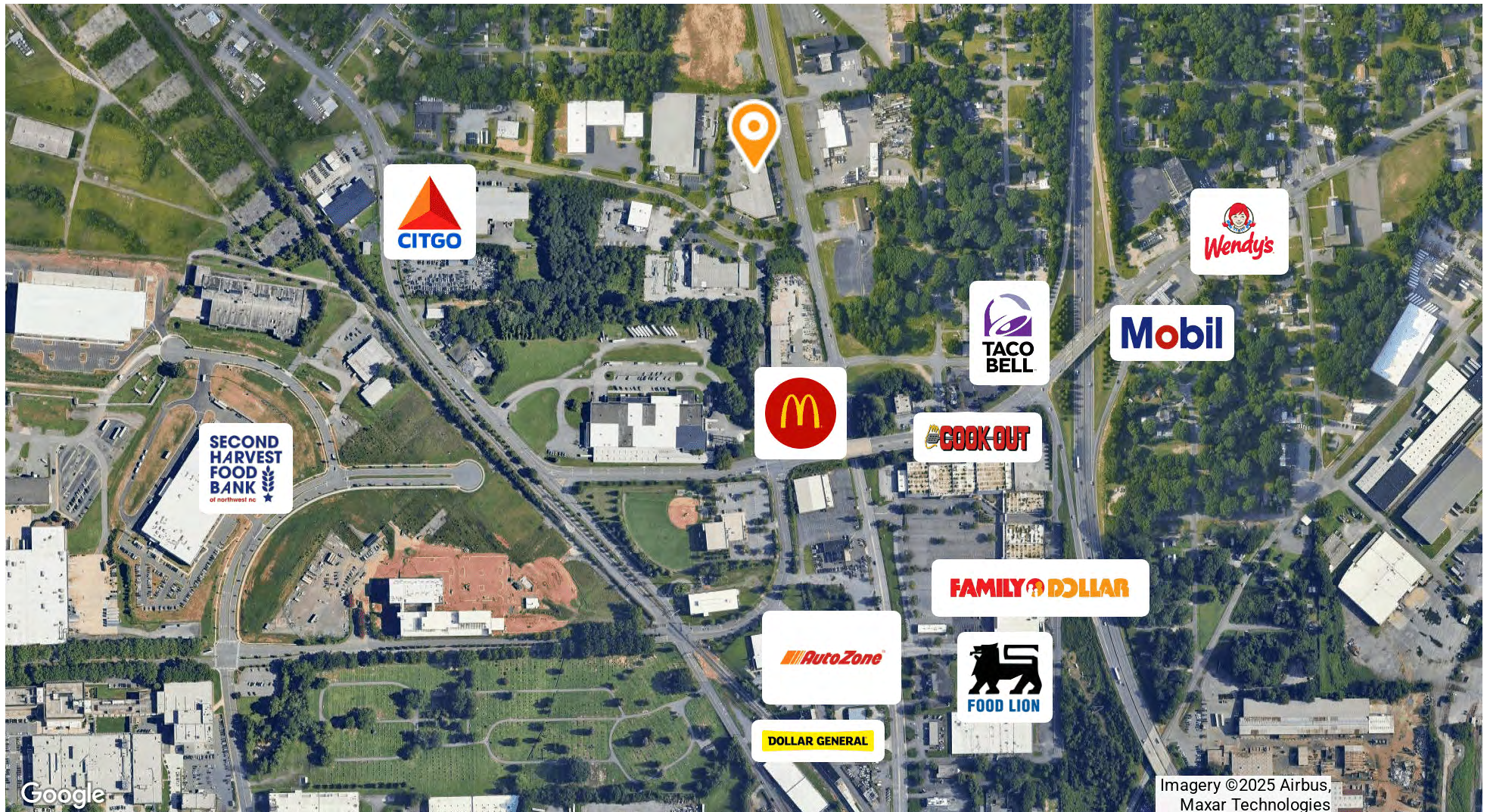
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LOCATION INFORMATION

Street Address	3650 Patterson Avenue
City, State, Zip	Winston-Salem, NC 27105

PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Flex Space
Suite D	±4,000 SF
Suite G	±4,000 SF
Sprinkler	Yes
Clear Height	10'-15'
Parking	Ample Surface
TICAM	\$1.55 psf



LEASE RATE: \$8.50 SF/YR
(NNN)

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