FOR SALE

FLEX WAREHOUSE WITH OFFICE

2101 SUNNYSIDE AVENUE | WINSTON-SALEM, NC

Lee Chewning & Abner Wright

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FREEMAN | COMMERCIAL REAL ESTATE

PROPERTY SUMMARY

2101 Sunnyside Avenue
Winston-Salem, NC 27127

BLDG SIZE: 12,300 +/- SF (warehouse & conditioned office)
LAND AREA: .51 +/- AC
ZONING: LI (Light Industrial)
SALE PRICE: $850,000

HIGHLIGHTS

- 12,300 SF warehouse & conditioned office space with recent upgrades
- Fenced parking and laydown yard
- 5 rollup/drive-in doors
- Box truck (2 foot) dock
- Convenient to downtown Winston-Salem and NC School of the Arts with easy access to I-40 & Hwy 52

DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
POPULATION	70,677	150,111	243,227
HOUSEHOLDS	30,592	61,363	100,584
TOTAL BUSINESSES	3,826	6,990	9,660

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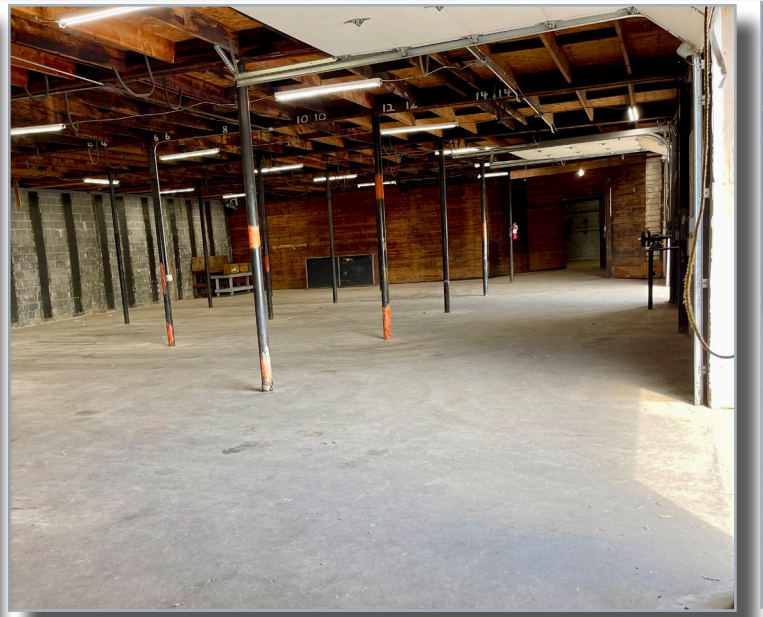
Building Front

Roll-Up Doors

Dock Door



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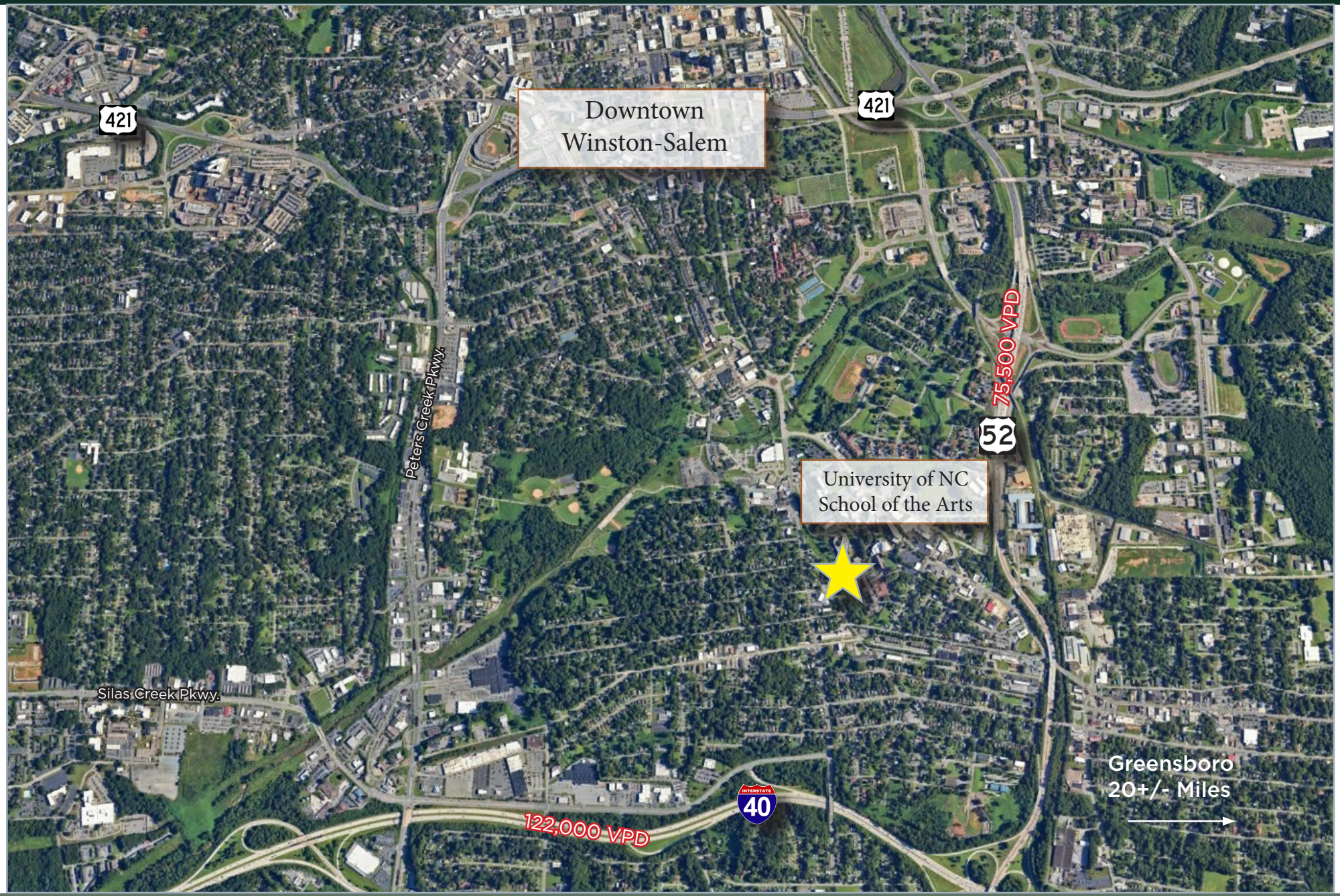

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