



KEY FEATURES

- Fully Renovated
- ±10,000 Square Feet
- 2 Dock Doors (8' x10')
- 12' Clear / 13' max
- 3 Phase Power
- Backup Generator On Site
- Wet Sprinklers
- All New HVAC Systems

LEARN MORE ABOUT THIS PROPERTY

BRAD KLOSTERMAN, CCIM

Brad@CommercialRealtyNC.com

336.793.0890, ext 106

FLEX INDUSTRIAL

FOR SALE/LEASE

WINSTON SALEM - INDUSTRIAL / FLEX

4000 Brownsboro Road
Winston Salem, NC 27106

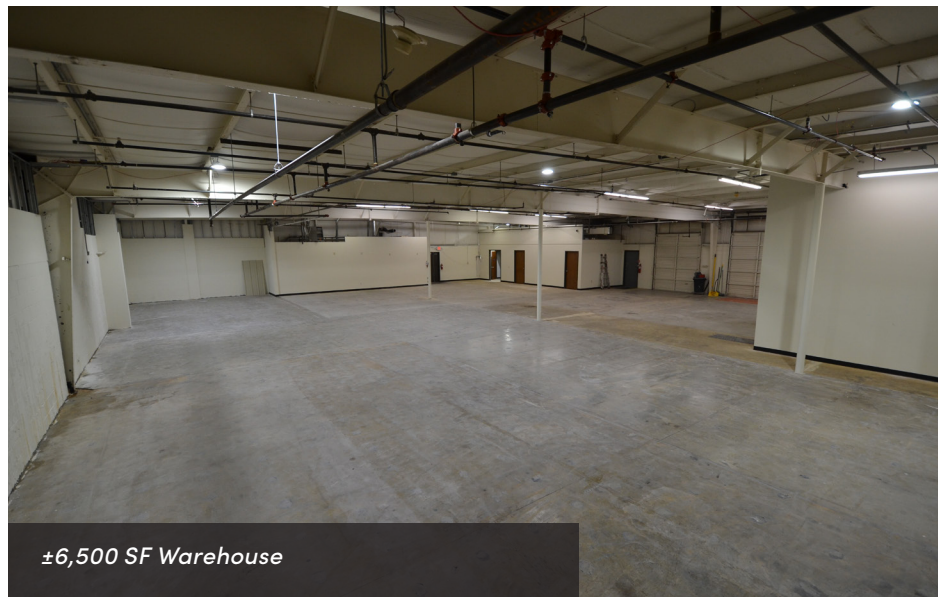
Recently renovated Flex Industrial to accomate many different Flex users in Northern Winston-Salem. This ±10,000 SF building is situated on 1.04 acres and features 2 dock doors, 12' - 13' ceilings, 9-10 hard wall offices, a conference room and conditioned showroom areas. Warehouse area consists of ±6,400 SF with 3 conditioned offices and 2 bathrooms directly adjacent for warehouse / fabrication employees. The best and most competively priced Flex space available in the Triad.



Two Dock Height Doors



Renovated Offices



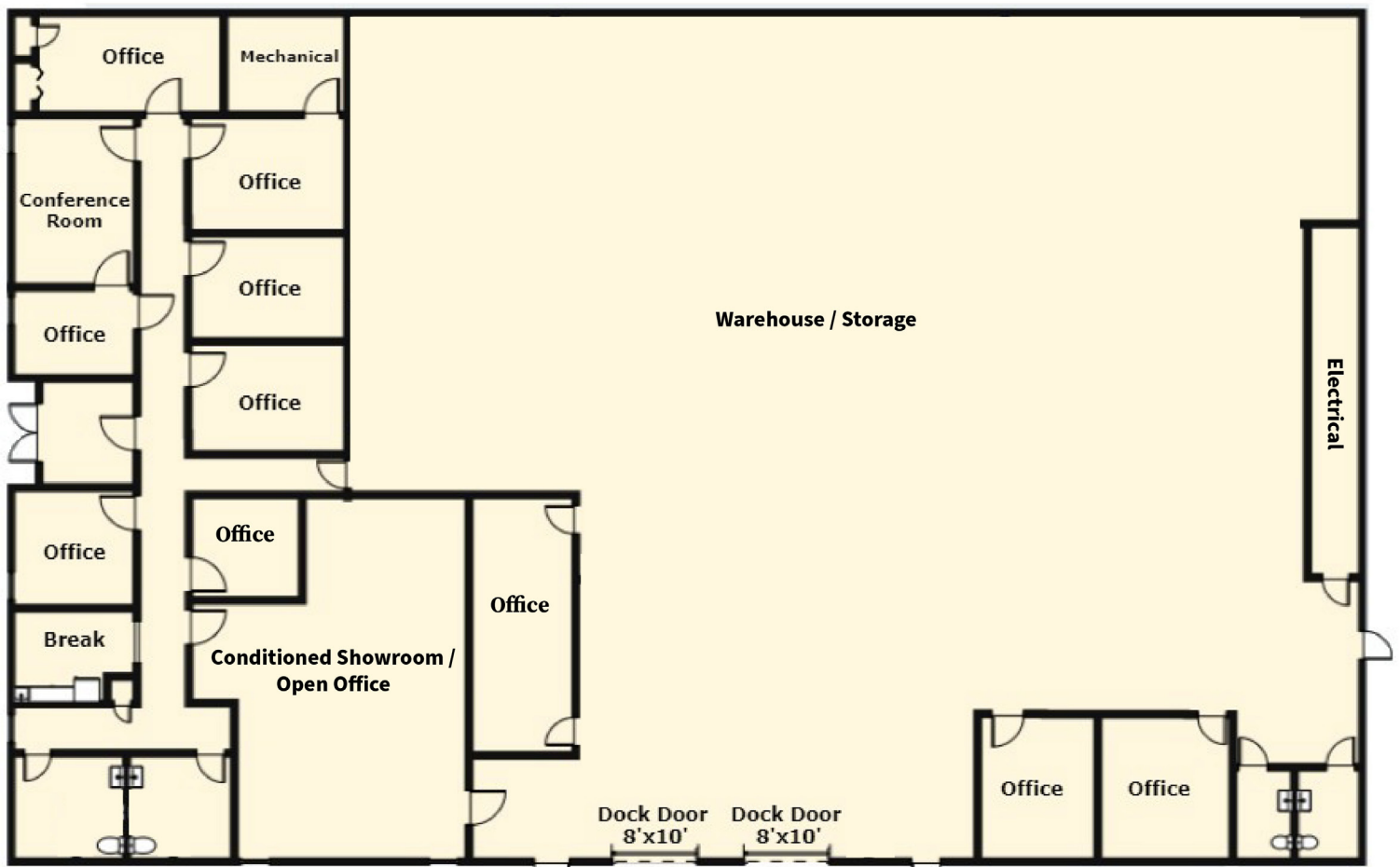
±6,500 SF Warehouse



Kitchenette



Showroom / Open Office



4000 Brownsboro Rd
Winston-Salem, NC

WINSTON-SALEM - FLEX INDUSTRIAL

LOCATION

| | | | |
|---------|----------------------|-----|-------|
| Address | 4000 Brownsboro Road | | |
| City | Winston-Salem | Zip | 27106 |
| County | Forsyth | | |

PROPERTY DETAILS

| | | | | | |
|---------------|-----------------|------------------|--------------------------|-------------------|-----------------|
| Property Type | Flex Industrial | Avail SF ± | 10,000 | Building SF ± | 10,000 |
| Acres ± | 1.04 | Ceiling Height ± | 12' Clear/13' Max | Roof | Metal |
| Restrooms +/- | 4 | Docks ± | 2 (8' x 10') 1 w/leveler | Year Built | 1978 |
| Floors | 1 | Flooring | Carpet/Concrete/VCT | Building Exterior | Brick and Metal |
| Parking ± | 12+ | Sprinklers | Wet | | |

UTILITIES

| | | | | | |
|------------|------------------|-------|-----------|-------|-----------|
| Electrical | Duke Energy | Sewer | Municipal | Water | Municipal |
| Heat | Forced/Minisplit | Gas | Piedmont | | |

TAX INFORMATION

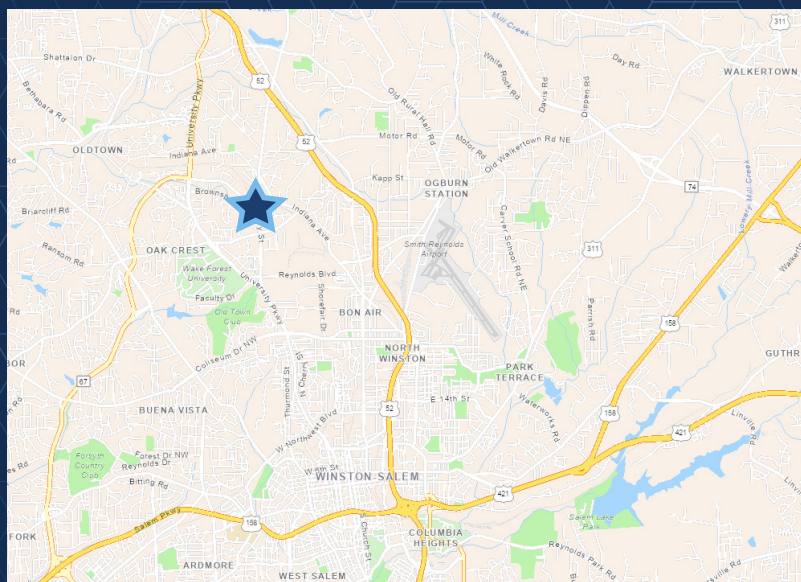
| | | | | | |
|----------|-----------------------|-----------|------|---------|--------------|
| Zoning | HB - Highway Business | Tax Block | 3442 | Tax PIN | 6827-63-2975 |
| Tax Lots | 205 | | | | |

PRICING & TERMS

| | | | |
|----------|-----------|---------------|---------|
| Price | \$950,000 | Rent/mth ± | \$8,958 |
| Price/SF | \$95.00 | Lease Rt/SF ± | \$10.75 |
| | | Lease Type | NNN |

FLEX INDUSTRIAL

FOR SALE



LOCATION FEATURES

- Great central location, just north of thriving downtown Winston-Salem
- Near the intersection of North Point Blvd. (13,000 AADT) and N Cherry St. (7,600 AADT)
- Convenient access to US-52, Salem Parkway, and I-40
- Newly renovated carpet, flooring, bathrooms, and HVAC systems