4409 Providence Lane

Winston-Salem, NC 27106

44,625± SF of Industrial Space Available for Lease near Wake Forest University

Property Overview
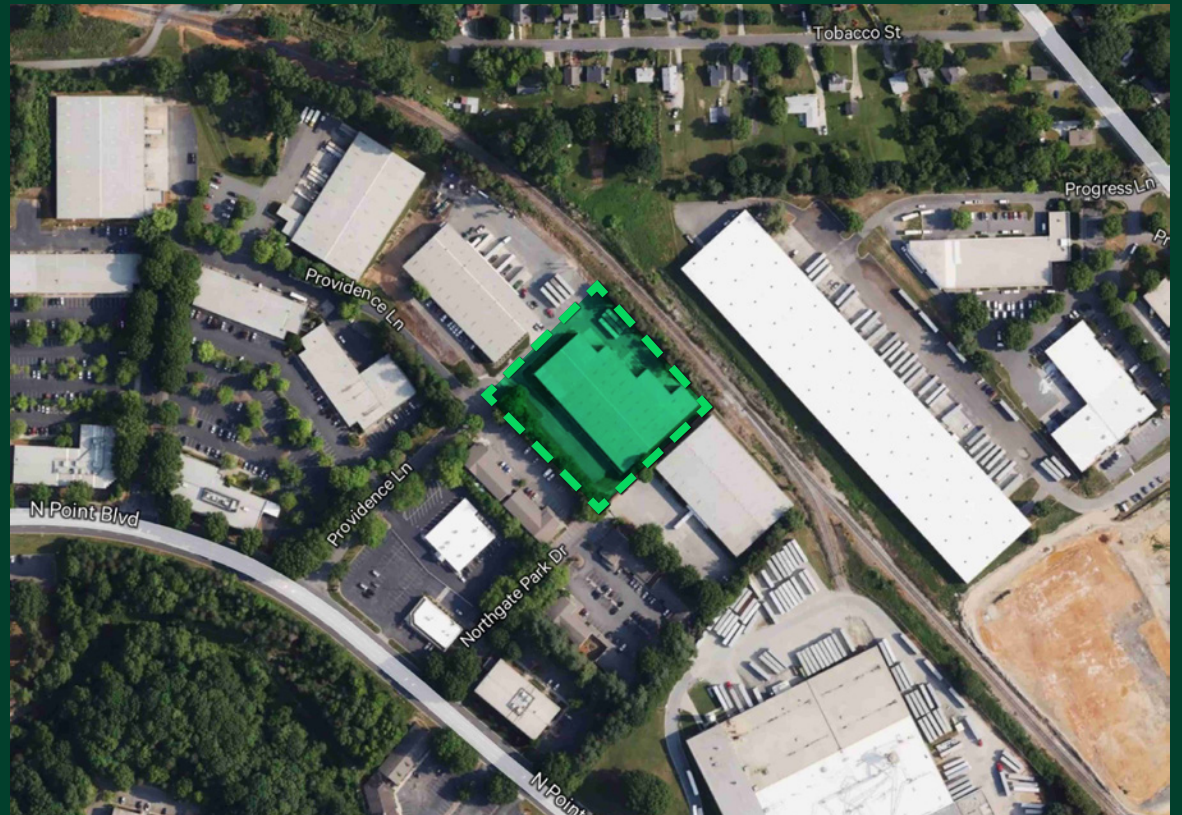
Functional warehouse/manufacturing space. Located in desirable north Winston-Salem location. Close proximity to downtown and Wake Forest.
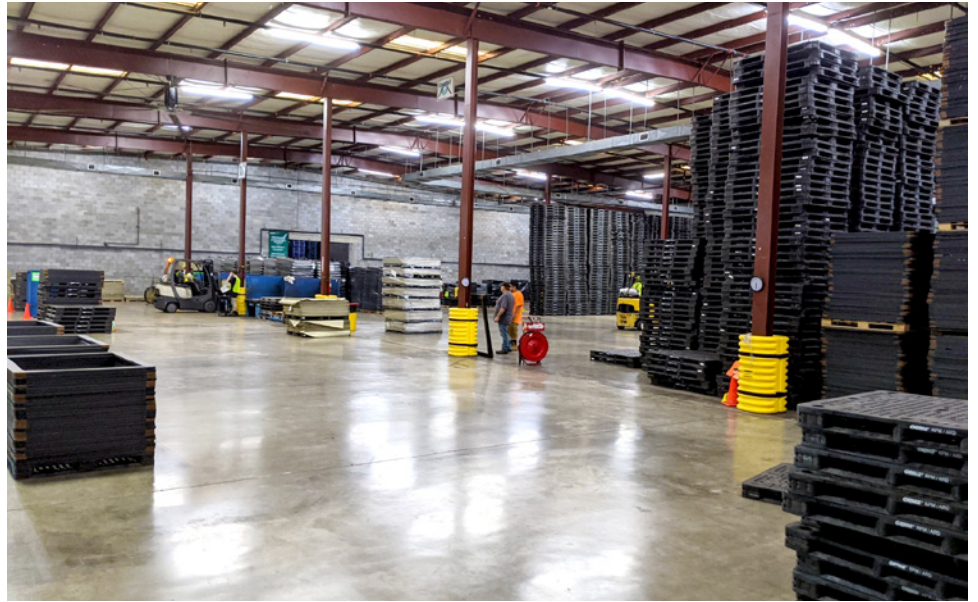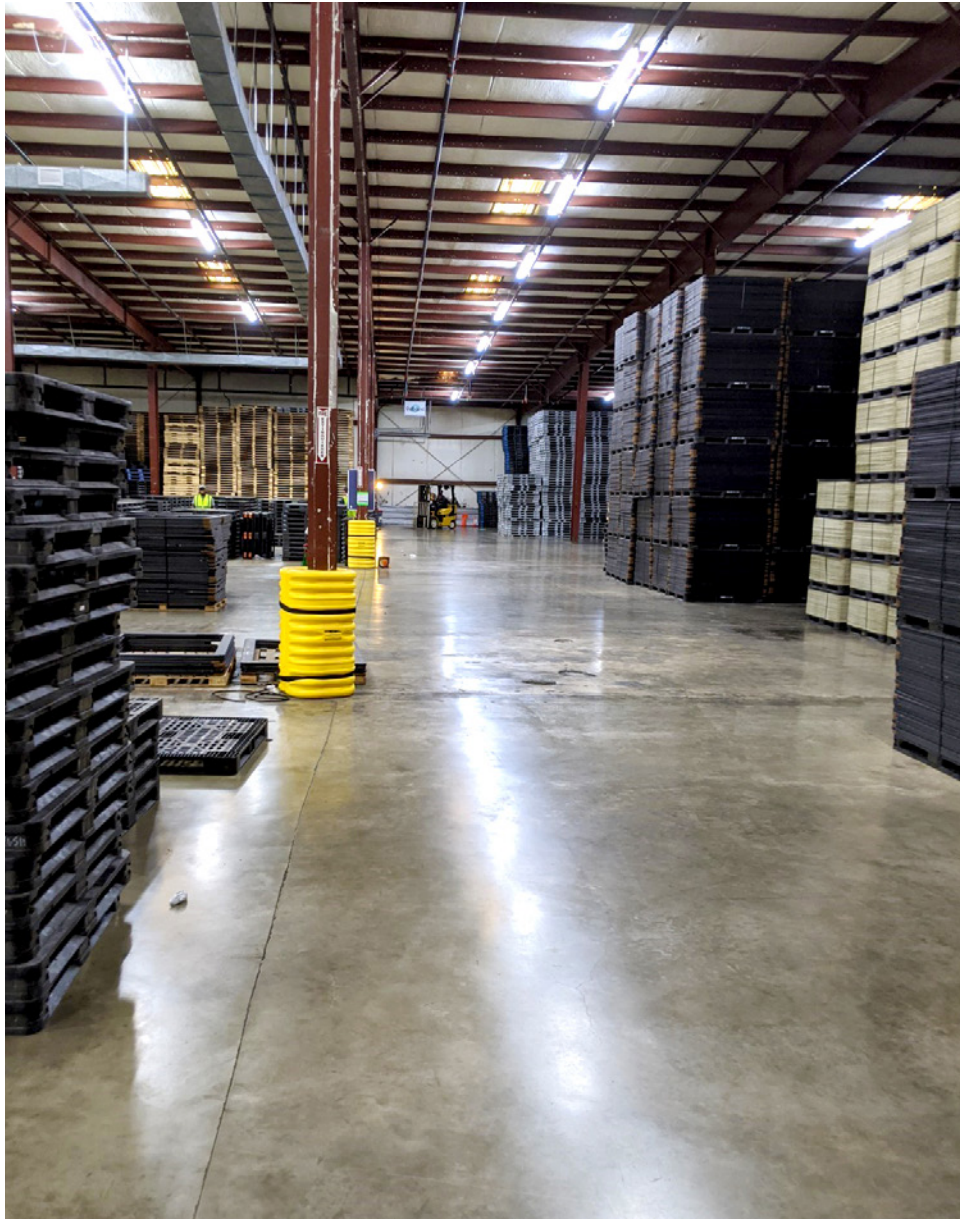
+ **Total Building:** 44,625± SF

  + **Warehouse/Manufacturing SF:** 43,425± SF

  + **Office SF:** 1,200± SF

+ **Site Size:** 2.43± Acres

+ **Zoning:** LI (Light Industrial)

+ **Year Built:** 1980

+ **Ceiling Height:** 21' - 24' Clear

+ **Column Spacing:** 25' x 49'

+ **Dock High Doors:** 6 (8' x 10')

+ **HVAC:** Office only

+ **Lighting:** T5 & Skylights

+ **Sprinkler System:** ESFR

+ **Outside Storage:** 4 Trailer Spots in Yard

+ **Lease Rate:** $6.50/SF (NNN)

+ **TICAM:** $0.61/SF plus a 3% management fee

+ Easy access to US-52, Business 40, I-40, US-421 & Highway 311

+ Close proximity to downtown Winston-Salem, Truist Stadium & Smith Reynolds Airport

Photo Gallery

Location Overview

4409 Providence Ln

LOCATION & ACCESSIBILITY	
US Highway 52	1 Mile
Smith Reynolds Airport	1.9 Miles
Downtown Winston-Salem	2.7 Miles
US Highway 421	3.3 Miles
Interstate 74	4.5 Miles
Interstate 40	5.7 Miles
Interstate 285	5.7 Miles
Piedmont Triad Int'l Airport	26 Miles

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For Lease

Contact Us

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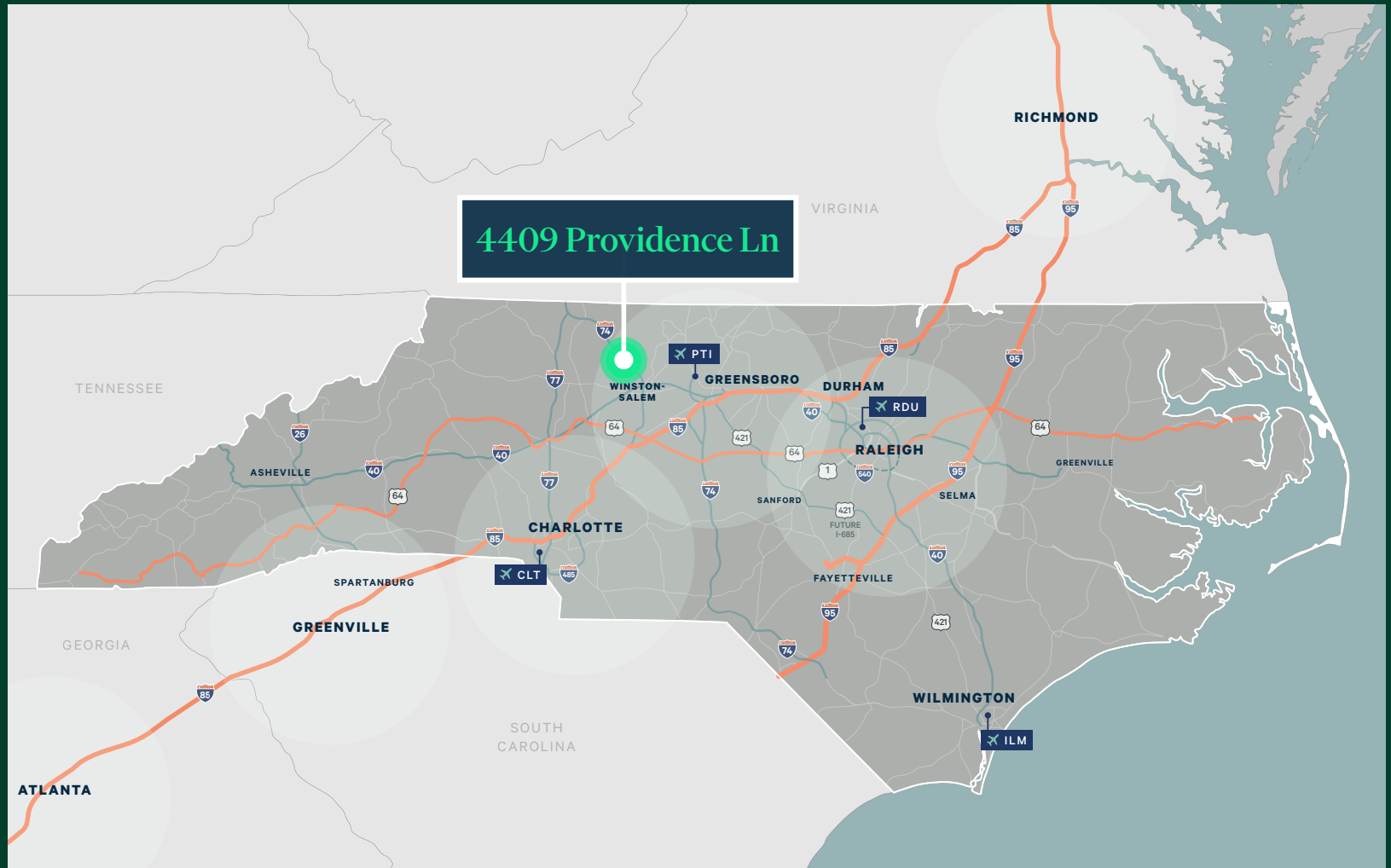david.hagan@cbre.com

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