4740 S Main St, Winston Salem, NC 27127

4740 S Main St Winston Salem NC

View Map **1 Photo**

$1,490,000 Industrial | 9,000 SqFt

At A Glance

Property Type	Sub Type	Square Footage	Net Rentable (SqFt)
Industrial	**Warehouse**	**9,000**	**9,000**
Broker Co-Op	Class	Year Built	Stories
Yes	**A**	**2025**	**1**
Acreage	Zoning	Occupancy Date	Ceiling Height
0.750	**Highway Business**	**02/01/2026**	**22**

Listing Contacts

Billy Collins PRO
LIC: NC 281591

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Pallasio Realty Group

Chat View Profile

Details

Date Listed	Sep 12, 2025	Days On Market	0 Days
Last Updated	Sep 12, 2025	Asking Price	$1,490,000
Property Type	Industrial	Sub Type	Warehouse
Class	A	Square Footage	9,000
Net Rentable (SqFt)	9,000	Occupancy Date	02/01/2026

Year Built	**2025**	Stories	**1**
Zoning	**Highway Business**	Lot Size (acres)	**0.75**
Broker Co-Op	**Yes**	Ceiling Height	**22**

About This Property

Marketing description	Beautiful new construction industrial flex warehouse. Owner/User or Investment Property. Single or Multi-Tenant. Excellent proximity only minutes from the intersection of I-40 &I-285, Public Utilities, 22' Clear Span Ceiling Heights, R-19 Insulation, Fully Climate Controlled Building, (2) 12x14 Bay Doors, (2) 10x12 Bay Doors, 17 Parking Spaces, Lay-Down Area, LED Lighting

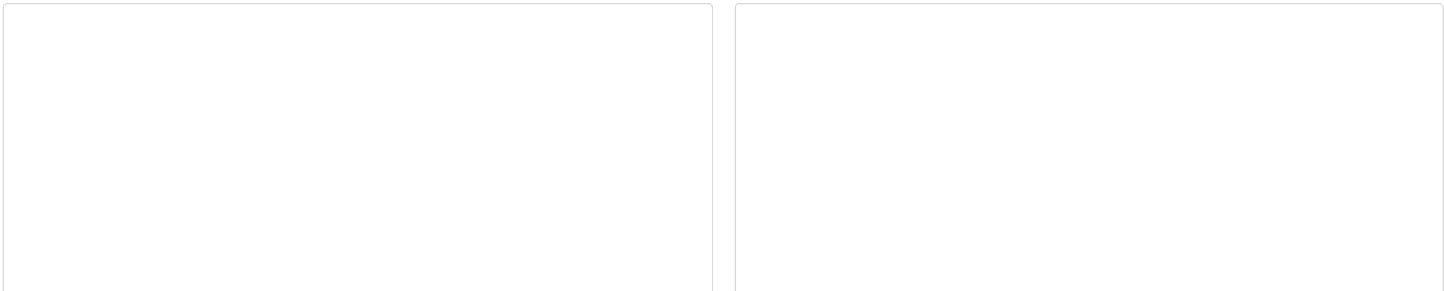|	
Investment highlights	9,000 Sq Ft Warehouse
	Fully Climate Controlled Facility
	R-19 Insulation
	22' Clear Span Ceiling Heights

Show More

Map

Valuation Calculator

Purchase Price *

$1,490,000

Net Operating Income *

Enter an Amount

Loan Amount ⓘ
$0.00

Down Payment

$1,490,000

100%

Annual Debt Service ⓘ
$--
$--

Interest Rate *

0% - 100%

Term (years) *

Enter a Value

Annual Cash Flow ⓘ
$--
$--

Valuation Metrics

0	**--**	**--**
DSCR ⓘ	Cap Rate ⓘ	ROI ⓘ

Demographics

1 mile	3 miles	5 miles

Population

11.8k

↑ 2%
Compared to 11.4k in 2022

↑ 10%
Compared to 10.7k in 2019
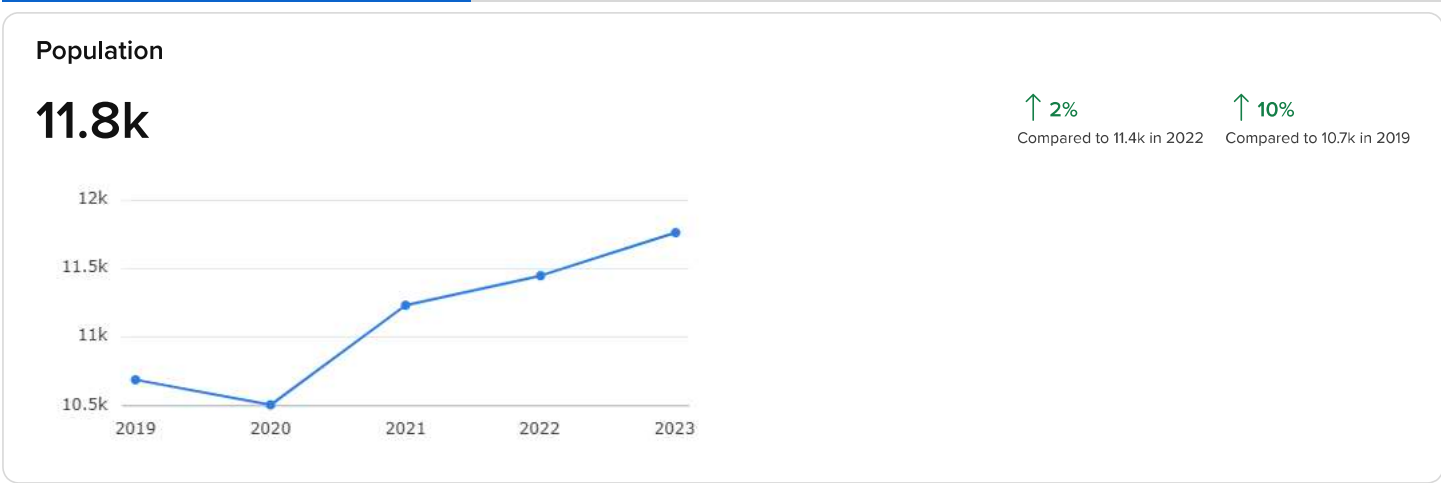
Household Income

$65.7k
Median Income

$78.1k
2028 Estimate

↑ **19%**
Growth Rate

- Over $150k
- $100k - 125k
- Under $25k
- $25k - 50k
- $50k - 75k
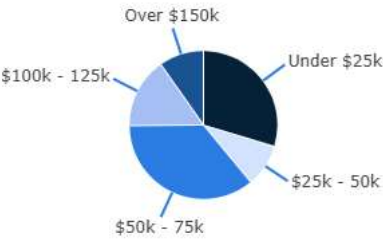
Age Demographics

34
Median Age

38
2028 Estimate

↑ **14%**
Growth Rate

- Over 65
- Under 20
- 45 - 65
- 20 - 40
- 25 - 45
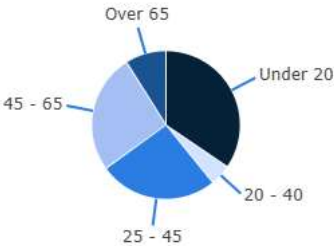
Number of Employees

8,728

Top Employment Categories

Management, business, s...

Educational services, and ...

Manufacturing

Property Photos Retail trade

Housing Occupancy Ratio

10:1

28:1 predicted by 2028

Similar Properties

Occupied

Vacant

Renter to Homeowner Ratio

1:2

1:4 predicted by 2028

Renters

Homeowner

View All(/properties/NC/Winston_Salem/Industrial) ▦ Card ≡ Table

○ For Sale

Unpriced

1693 Sadler Road

Opportunity Zone • Industrial

1693 Sadler Rd, Dunn, Harnett County, NC 28334

○ For Sale

Unpriced

Airport Industrial Center

Industrial

8731 W Market St, Greensboro, Guilford County, ...

○ For Sale

$1,485,000

395 Pugh Rd

Industrial

395 Pugh Rd, Clinton, Sampson County, NC

Additional Information

Name	**Billy Collins**	License	**NC 281591**
Brokerage	**Pallasio Realty Group**	Title	**Real Estate Broker**