

1190 OLD BELT WAY

FOR SALE/LEASE | RURAL HALL, NC 27045

Linville | Team Partners

COMMERCIAL REAL ESTATE



INDUSTRIAL FOR SALE OR LEASE

PROPERTY HIGHLIGHTS

| | |
|----------------|-----------------|
| PROPERTY TYPE | Flex/Industrial |
| AVAILABLE SF ± | 77,000 |
| SALE PRICE | \$4,960,000 |
| LEASE RATE | \$4.95 psf NNN |

DESCRIPTION

±77,000 SF flex/industrial building situated on ±6.76 acres. Building is partially conditioned featuring 6 docks, 1 drive-in door, 14'-18' ceilings, ±2,350 SF of office space, and ±74,650 SF of warehouse space. Ample onsite loading, parking, and outdoor storage areas. Easy access to US Highway 52 and future Winston-Salem Northern Beltway/NC-74.



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206 W. FOURTH STREET • WINSTON-SALEM • NORTH CAROLINA • 27101

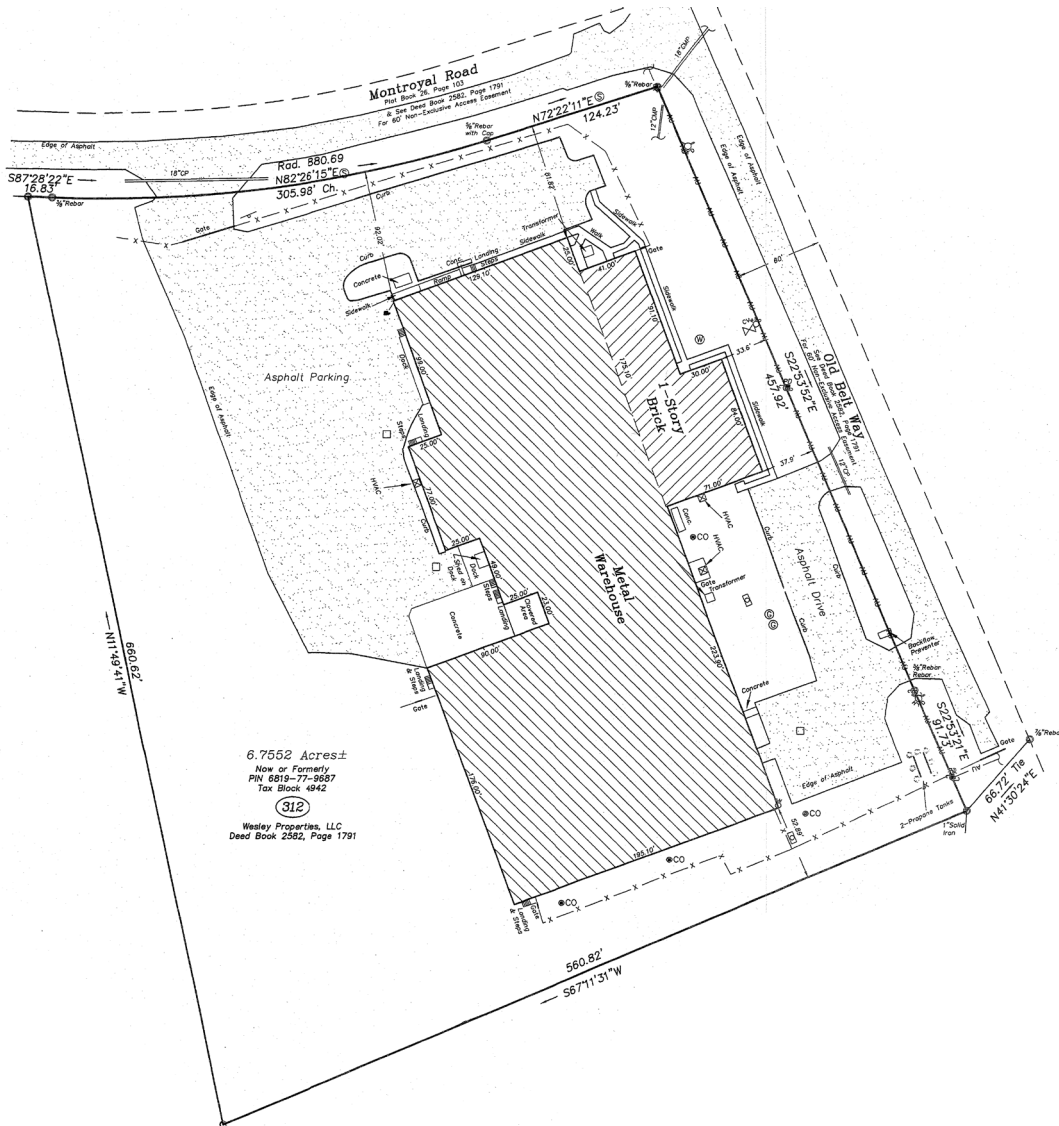
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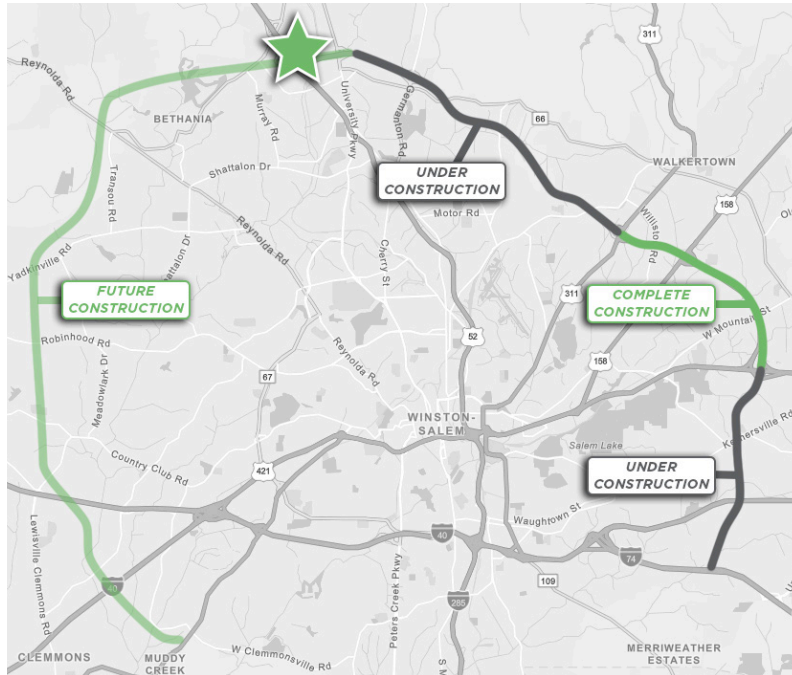
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WINSTON-SALEM NORTHERN BELTWAY

The N.C. Department of Transportation is building a multi-lane freeway that loops around the northern part of Winston-Salem. The 34.5-mile Winston-Salem Northern Beltway will begin at U.S. 158 southwest of Winston-Salem and end at I-74 southeast of the city.

Over 100,000 vehicles and trucks travel through the area every day, which is more traffic than the roadways in the area are designed to handle. The Winston-Salem Northern Beltway will help alleviate traffic congestion and improve safety along heavily traveled routes in Forsyth County, including U.S. 421/Salem Parkway and U.S. 52.

PROPERTY INFORMATION

| | | | |
|----------------|-----------------|----------------|-----------------|
| PROPERTY TYPE | Flex/Industrial | YEAR BUILT | 1977 |
| AVAILABLE SF ± | 77,000 | YEAR RENOVATED | 2012 |
| WAREHOUSE SF ± | 74,650 | EXTERIOR | Metal & Masonry |
| OFFICE SF ± | 2,349 | DOCK DOORS | 6 |
| ACRES | 6.76 | DRIVE-IN DOORS | 1 |
| ZONING | GI | TAX PIN | 6819-77-9687 |

PRICING & TERMS

| | | | |
|------------|-------------|------------|----------------|
| SALE PRICE | \$4,960,000 | LEASE RATE | \$4.95 psf NNN |
|------------|-------------|------------|----------------|

DESCRIPTION

±77,000 SF flex/industrial building situated on ±6.76 acres. Building is partially conditioned featuring 6 docks, 1 drive-in door, 14'-18' ceilings, ±2,350 SF of office space, and ±74,650 SF of warehouse space. Ample onsite loading, parking, and outdoor storage areas. Easy access to US Highway 52 and future Winston-Salem Northern Beltway/NC-74.

The information contained herein has been taken from sources deemed to be reliable. Linville Team Partners makes no representation or warranties, expressed or implied, as to the accuracy of this information. All information in this document is subject to verification prior to purchase or lease.



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