



FOR LEASE
1664 MARTIN LUTHER KING DR.
WINSTON SALEM, NC 27107

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THE OFFERING

Bull and Oak Properties is pleased to announce the availability of an 80,000-square-foot industrial building in Winston-Salem, NC. The facility is currently under renovation to a basic shell and core presentation. Utilities and upfit specialization will be designed as a build to suit for the next tenant. The building has varied clear heights from 16 to 24 feet, dock doors, drive-in doors, and extra large parking or outdoor storage space. The property is strategically located off the interstate, just minutes from downtown Winston-Salem.

PROPERTY ADDRESS	1664 S MARTIN LUTHER KING DR WINSTON SALEM, NC
SQUARE FEET	80,000
LOT SIZE	8 ACRES
PARCEL NUMBER	6834-88-9947
LEASE RATE	CALL FOR PRICING





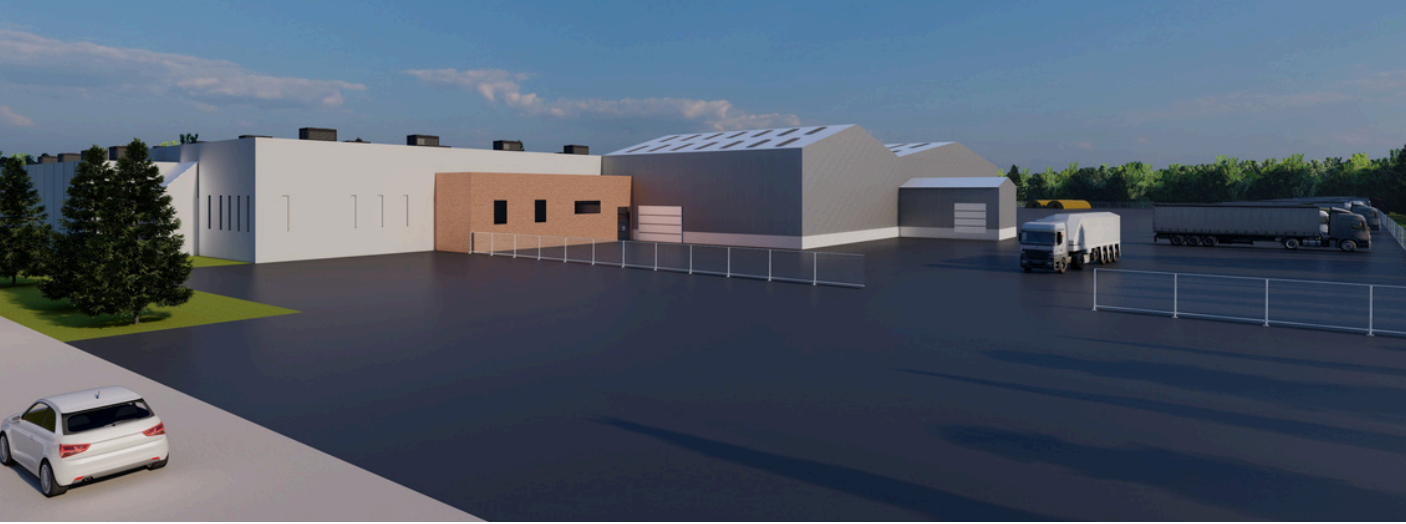
PROPERTY SUMMARY

This is a rare opportunity to find both build-to-suit space and a large impervious exterior lot in a major metropolitan area in North Carolina. This property will allow the next tenant to capture all needs between warehousing, manufacturing, and outdoor storage space. Currently, it's being renovated for a cold, dark shell, and the owners will upfit based on tenant needs. Landlord will also repair the roof.

HIGHLIGHTS

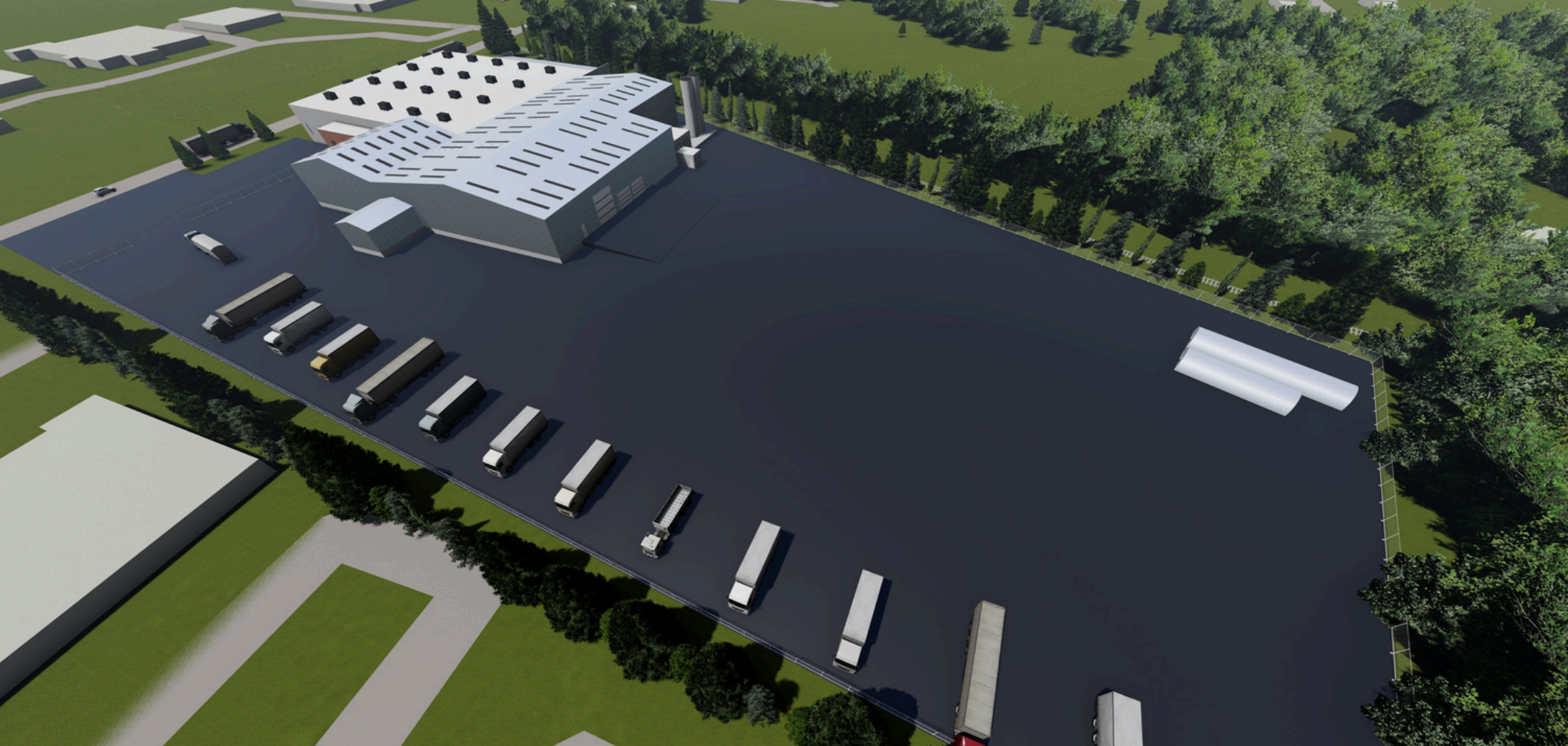
- Located next to Interstate 285, allowing quick access to major highways and connecting to the entire state of North Carolina
- Five-minute drive from downtown Winston-Salem
- Currently under renovation to basic shell condition
- Heavy industrial zoning allows dozens of potential uses
- Ownership investing in upfit to tailor needs to the next tenant
- 8 acres
- Four docks
- One large drive-in ramp
- Flexibility to add additional docks or drive-ins
- Around 5 acres of paved lot offering tremendous opportunity for heavy-duty storage or parking
- Convenient access to a diverse labor pool
- 3 minute drive from Winston-Salem's Innovation Quarter (<https://www.innovationquarter.com/>)
- 8 minute drive from Truist Park (minor league baseball)





AERIAL





CONTACT



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