



FOR LEASE

OFFICE/FLEX AVAILABLE

SALEM INDUSTRIAL PARK I WINSTON-SALEM, NC

- + 15,600+/- SF Flex with office with on-site parking
- + Convenient location just off Stratford Rd corridor providing easy access to I-40 and Highway 421

BOB ANDERSON & JAY LUKE
O: 336.768.4410
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LOCATION

ADDRESS	3064 Salem Industrial Dr. Winston-Salem, NC 27127
PIN	6803-82-3477

PROPERTY INFORMATION

LEASABLE AREA	15,600 +/- SF
LOT SIZE	2.26 AC
ZONING	GENERAL INDUSTRIAL
PARKING	On-site, 77 spaces

HIGHLIGHTS

CONSTRUCTION	Steel frame, metal exterior
ROOF	Standing seam metal, tilt
CEILING HEIGHT	16 FT
HVAC	Ground level units
INT. LIGHTING	Recessed fluorescent fixtures
GENERATOR	100 kW
UTILITIES	Water/Sewer - Winston-Salem Natural Gas - Piedmont Nat. Gas Telephone/Fiber
LEASE RATE	Offered at \$15.50/psf, Modified Gross

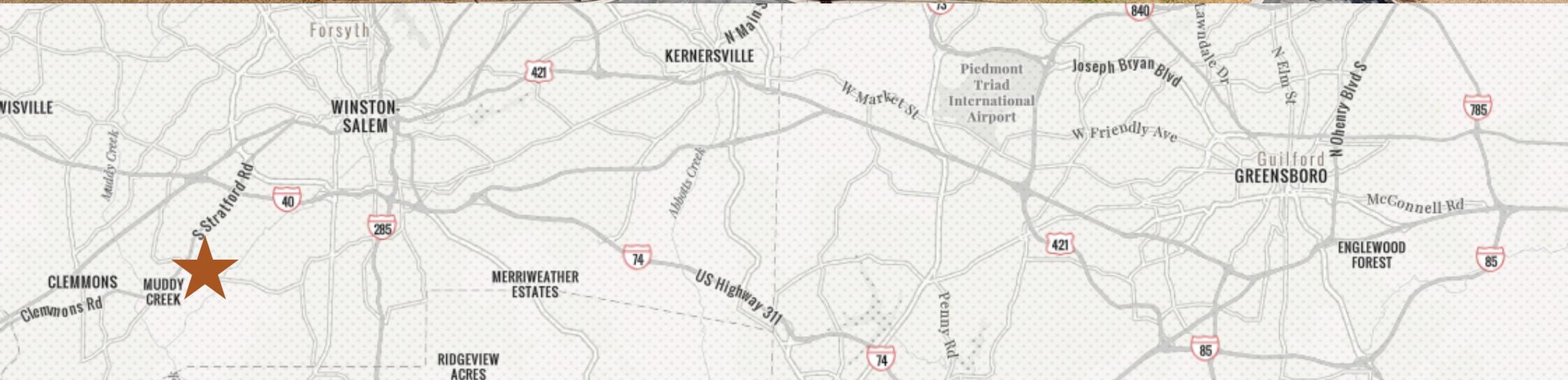


Lease Type: Modified Gross

- Landlord pays taxes/insurance
- Tenant responsible for outside maintenance, HVAC service agreement and routine HVAC maintenance

FOR LEASE

3064 SALEM INDUSTRIAL DRIVE, W-S



FREEMAN | COMMERCIAL REAL ESTATE

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