



2595 Viceroy Drive

Industrial Property **For Lease**

Presented By:

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2595 VICEROY DRIVE

INDUSTRIAL PROPERTY **FOR LEASE**

2595 VICEROY DRIVE
WINSTON-SALEM, NC 27103

PROPERTY DESCRIPTION

Rare leasing opportunity for industrial space ideally located just off Stratford Road with immediate access to I-40. This well-positioned property offers 18' clear ceiling heights, a heated warehouse, and excellent functionality with three docks and one drive-in door. Perfect for a variety of industrial or distribution users seeking convenience, accessibility, and efficient operations in a prime location.

PROPERTY HIGHLIGHTS

- Easy access to I-40
- 18' clear heights
- 3 Dock Doors
- 1 Drive In

OFFERING SUMMARY

Lease Rate:	\$7.95 SF/yr (NNN)
Available SF:	±20,441 SF
Lot Size:	0.95 Acres

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LOCATION INFORMATION

Street Address	2595 Viceroy Drive
City, State, Zip	Winston-Salem, NC 27103

PROPERTY INFORMATION

Property Type	Industrial
Zoning	GI
Lot Size	0.95 Acres
Power Description	Single-Phase, 120V, 20A
Building Size	±20,441 SF
Number of Dock High Doors	3
Number of Drive in Bays	1
Ceiling Height	18 ft
Parking Type	Surface
HVAC	In Offices
Restrooms	2



LEASE RATE: \$7.95 SF/YR
(NNN)

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