



HILLTIDE
CAPITAL

FOR LEASE FLEX & OUTSIDE STORAGE

2540 Empire Dr. Winston-Salem, NC 27103

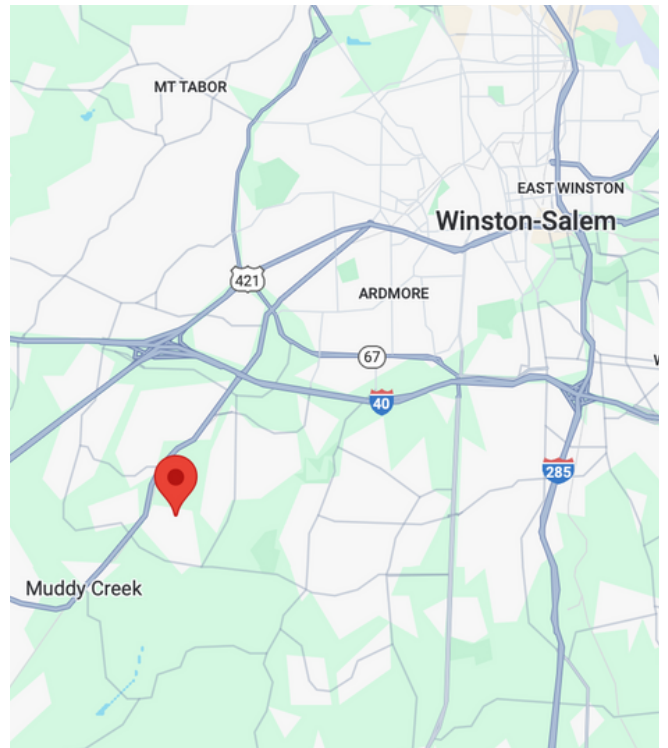


SPACE AVAILABLE:

- Suite - 9,500 SF
- Outdoor Storage - ½ Acre

PROPERTY HIGHLIGHTS:

- **9,400 SF suite & 1/2 acre outdoor storage available** with extensive on-site parking.
- **Prime Location** in Stratford Industrial Park.
- **Great Proximity** to major roads, interstates & prominent destinations.
 - 2mi to I-40
 - 3.5mi to 421
 - 3.5mi to Novant Health Forsyth Medical Center
 - 15 min (9mi) to Downtown Winston-Salem



Wells Conway

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Brice Richardson

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EMPIRE DRIVE OFFICE-FLEX

2540 Empire Dr. Winston-Salem, NC 27103

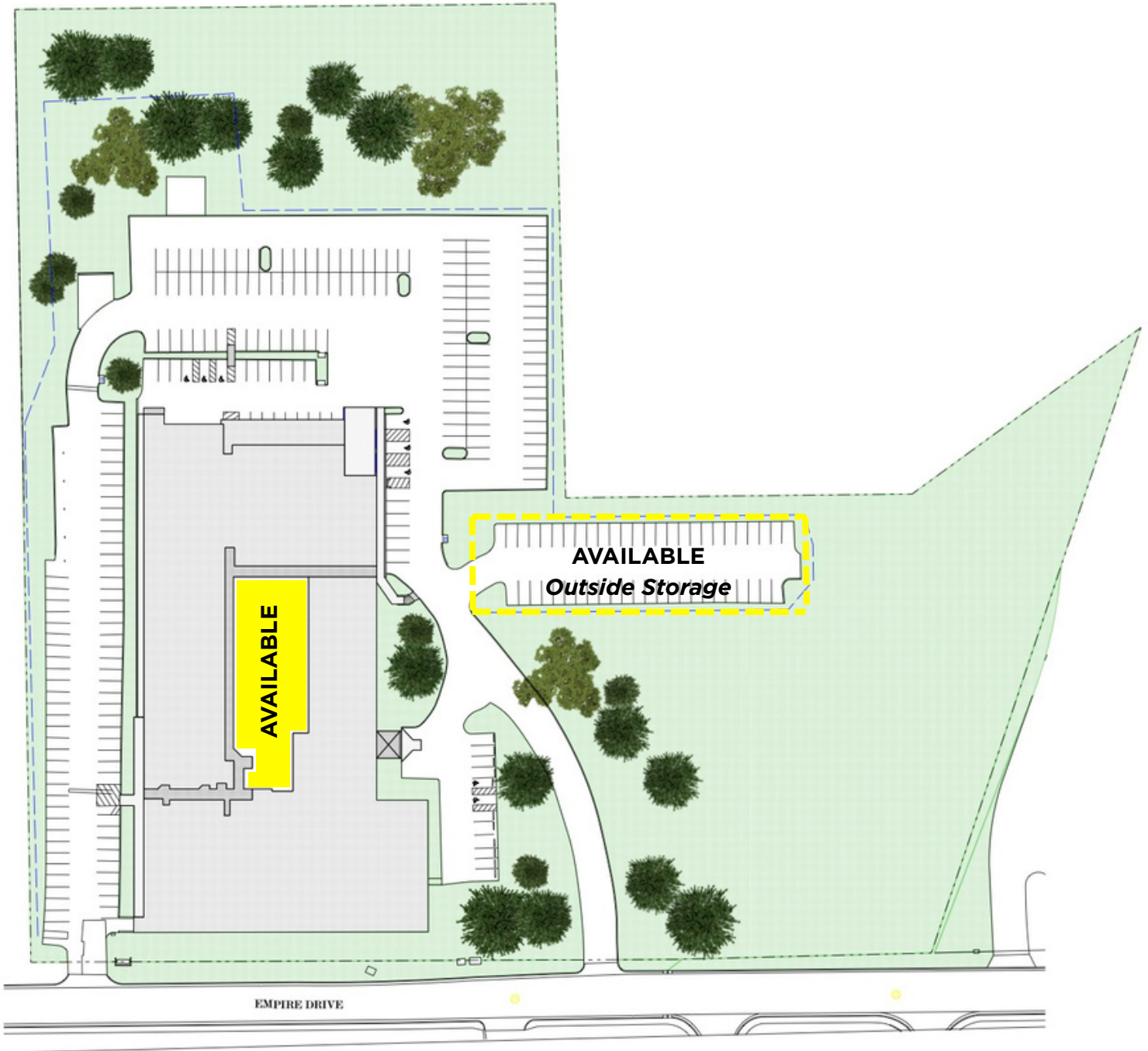
±73,500 SF FLEX & OFFICE





EMPIRE DRIVE OFFICE-FLEX

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TENANT

SF

1. EMS Management	34,000
2. Smith Case, Inc.	30,000
3. Available	9,500
4. Available	½ Acre

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