

# 1150 LOUISE ROAD - WINSTON-SALEM, NC

FLEX PROPERTY FOR SALE / LEASE



## PROPERTY DESCRIPTION

Versatile ±8,000 SF industrial/flex building with 3/4 acre fenced yard less than one minute from I-40 and a couple minutes from Hwy 52. Zoned Light Industrial-S, the building features a roll-up door, 3-phase power, and 27 paved and striped parking spaces. Fresh interior upfit includes LED lighting, two bathrooms, and versatile breakroom. Building is fully heated and cooled. Suitable for a variety of industrial or flex uses.

## OFFERING SUMMARY

**Sale Price:** \$1,175,000

**Lease Rate:** \$7,000.00 per month (NNN)

Will Jones

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Drew Siegrist

336.529.4400

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**Linville | Team Partners**  
COMMERCIAL REAL ESTATE

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## LOCATION INFORMATION

Street Address	1150 Louise Road
City, State, Zip	Winston-Salem, NC 27107

## PROPERTY INFORMATION

Property Type	Industrial
Zoning	LI-S
Power	3 Phase
Building Size	±8,000 SF
Number of Parking Spaces	27
Fenced Yard	±3/4 acre
Restrooms	2



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**LEASE RATE:** \$7,000.00 PER MONTH (NNN)

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