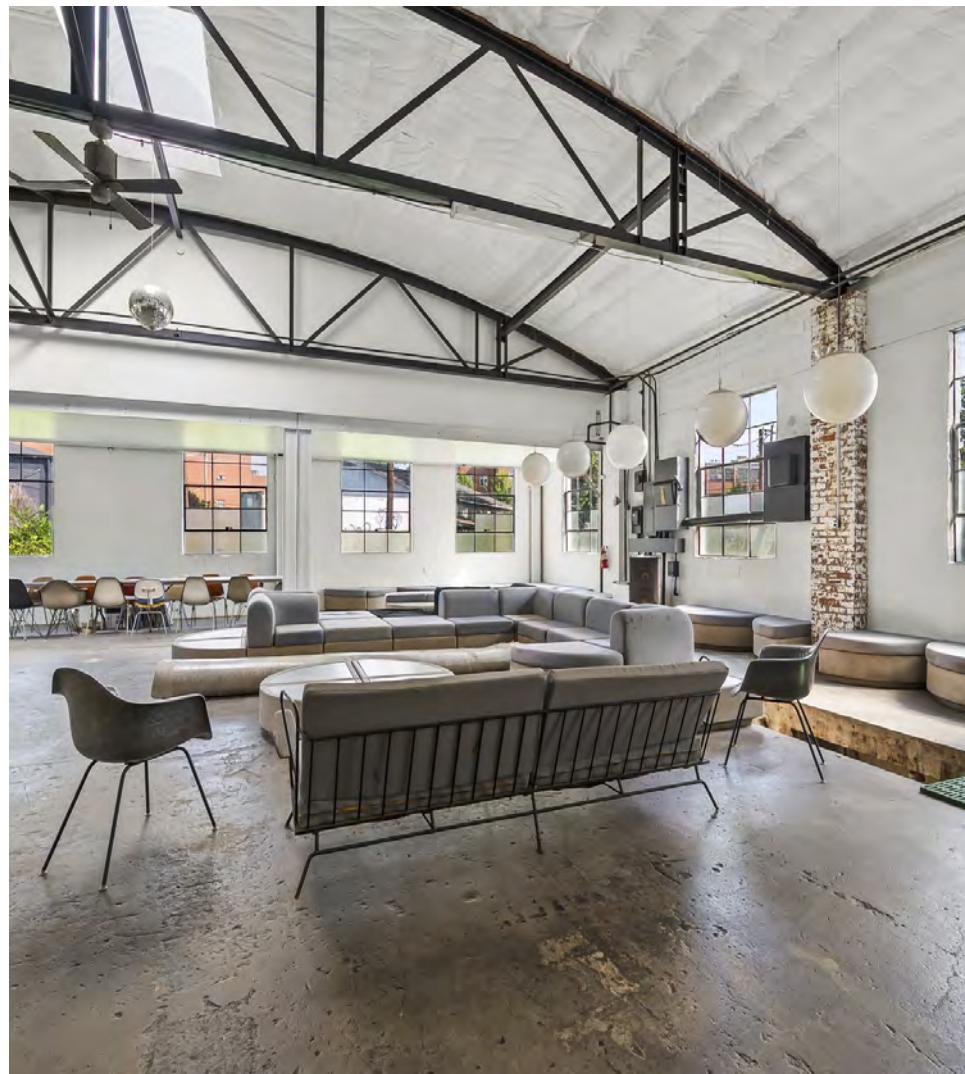


1004 RUNDELL STREET

INDUSTRIAL PROPERTY **FOR SALE / LEASE**



PROPERTY DESCRIPTION

±14,646 SF spread over two warehouse buildings: the concrete block building is ±6,021 SF and the metal building is ±4,350 SF with ±4,275 SF of unfinished basement. The buildings are connected by a loading dock and feature high ceilings, concrete floors, and roll-up doors. The concrete block building features a kitchen, large open work area, a mezzanine level accessed by a spiral staircase, a restroom, and basement storage. The metal building has a demising wall down the middle. Some on-site parking available.

PROPERTY HIGHLIGHTS

- Creative and unique warehouse space
- Buildings are connected by a loading dock
- Features high ceilings, concrete floors, roll-up doors, kitchen, large open work area, restroom, and basement storage
- Some on-site parking available
- Collaborative Landlord in regards to Tenant improvements

OFFERING SUMMARY

Sale Price: \$995,000

Lease Rate: \$8,250.00 per month (MG)

Available SF: ±14,646 SF

Dom Maggio

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Nick Gonzalez

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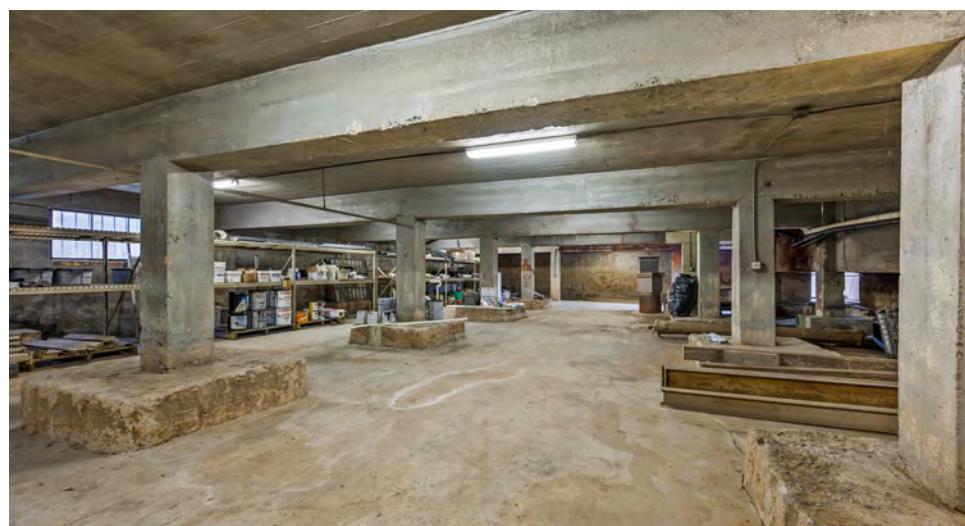
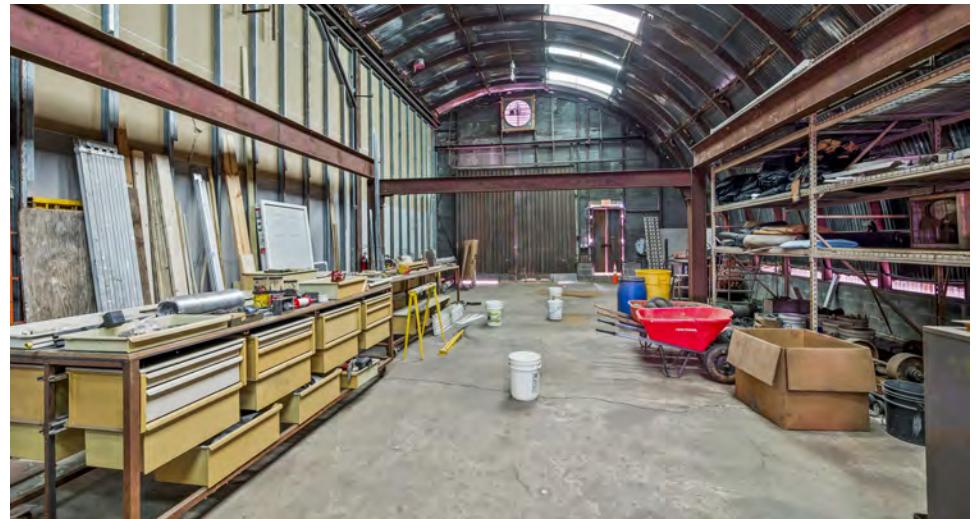
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USES ALLOWED WITH A PERMIT FROM THE ZONING OFFICER (Z)

- Academic Biomedical Research Facility Adult Establishment (F)
- Adult Establishment (W) Agricultural Production, Crops (F)
- Agricultural Production, Livestock (F) Animal Feeding Operation
- Animal Shelter, Public Arts and Crafts Studio
- Asphalt and Concrete Plant (F) Banking and Financial Services Building Contractors, General Building Contractors, Heavy Building Materials Supply
- Bulk Storage of Petroleum Products Car Wash
- Church or Religious Institution, Community Church or Religious Institution, Neighborhood Correctional Institution
- Fish Hatchery Fuel Dealer
- Furniture and Home Furnishings Store Golf Course
- Government Offices, Neighborhood Organization, or Post Office
- Institutional Vocational Training Center Kennel, Indoor
- Kennel, Outdoor (F) Manufacturing A
- Manufacturing B Manufacturing C
- Micro-Brewery or Micro-Distillery Motor Vehicle, Body or Paint Shop Motor Vehicle, Rental and Leasing Motor Vehicle, Repair and Maintenance Motor Vehicle, Storage Yard
- Motorcycle Dealer
- Nursery, Lawn and Garden Supply Store, Retail Offices
- Outdoor Display Retail Park and Shuttle Lot
- Parking, Commercial Police or Fire Station
- Postal Processing Facility Recreation Facility, Public Recreation Services, Indoor
- Recreation Services, Outdoor Recycling Center
- Recycling Plant
- School, Vocational or Professional Services, A
- Services, B

- Shooting Range, Indoor (F) Signs, Off-Premises
- Solid Waste Transfer Station Storage and Salvage
- Yard Storage Services, Retail (F) Storage Services, Retail (W) Storage Trailer
- Terminal, Bus or Taxi Terminal, Freight
- Testing and Research Lab Transmission Tower
- Urban Agriculture (W) Utilities
- Veterinary Services Warehousing
- Wholesale Trade A Wholesale Trade B

USES ALLOWED WITH REVIEW BY THE PLANNING BOARD (P)

- Airport, Private Heliport
- Landfill, Construction and Demolition (F) Landfill, Construction and Demolition (W) Landfill, Land Clearing/Inert Debris (W)
- Landfill, Land Clearing/Inert Debris, 2 acres or less (F)
- Landfill, Land Clearing/Inert Debris, greater than 2 acres (F)
- Meat Packing Plant
- Motor Vehicle Dismantling and Wrecking Yard

USES ALLOWED WITH SPECIAL USE PERMIT FROM ZONING BOARD OF ADJUSTMENT (A)

- Airport, Public Borrow Site Dirt Storage Heliport
- Landfill, Sanitary (F) Shooting Range, Outdoor (F)

USES ALLOWED WITH SPECIAL USE PERMIT FROM ELECTED BODY (E)

- Access Easement, Private Off-Site Asphalt and Concrete Plant (W)
- Hazardous Waste Management Facility Landfill, Sanitary (W)
- Mining, Quarry, or Extractive Industry

⁵SUP not required if standards of Section 5.2.2A are met

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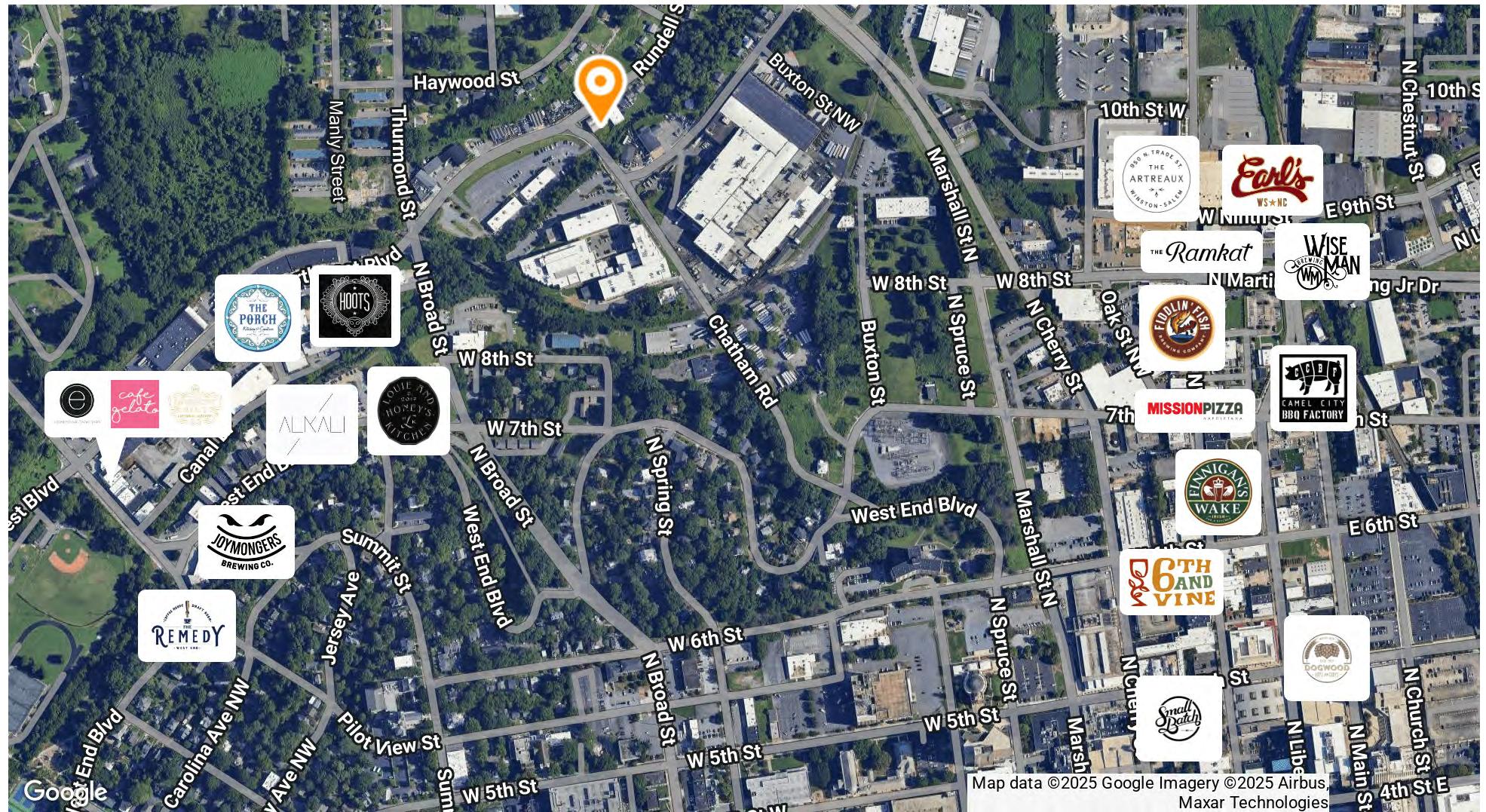
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LOCATION INFORMATION

Street Address	1004 Rundell Street
City, State, Zip	Winston-Salem, NC 27105

PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Warehouse
Zoning	GI
Building Size	±14,626 SF
Roof	Metal, Flat
Exterior Walls	Metal, Masonry
Restrooms	1
Year Built	1930, 1950



SALE PRICE: \$995,000
LEASE RATE: \$8,250.00 PER
MONTH (MG)

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