## 4211 INDIANA AVENUE - WINSTON-SALEM. NC

INDUSTRIAL/FLEX PROPERTY FOR LEASE





#### PROPERTY DESCRIPTION

Discover a versatile  $\pm$  6,000 SF flex building situated on a generous 2.42-acre lot, ideal for a wide range of uses. The building features a practical two-story layout, with one dock door and one drive in, allowing ample room for office, warehouse or showroom needs. Located within Highway Business zoning, this property offers exceptional flexibility for businesses seeking a blend of warehouse functionality and professional workspace. Additional fenced in parking is available for \$1,000/month.

#### **OFFERING SUMMARY**

Lease Rate:	\$9.50 SF/yr (MG)
Lot Size:	2.42 Acres
Building Size:	±6,000 SF

Katie Hayes

336.473.0206 katie@ltpcommercial.com Taryne Seatz



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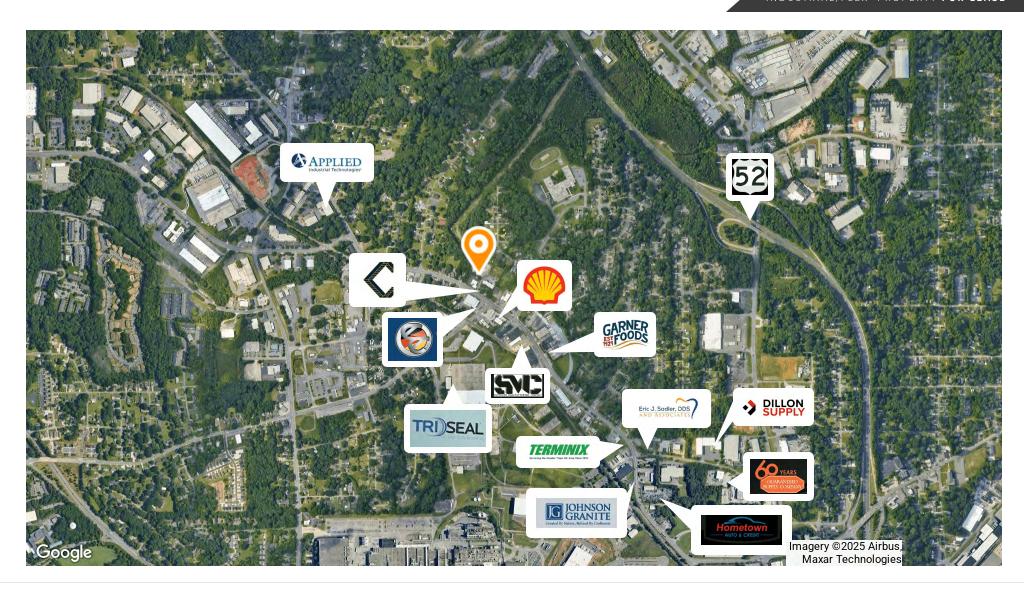
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#### **LOCATION INFORMATION**

Street Address	4211 Indiana Avenue
City, State, Zip	Winston-Salem, NC 27105

#### **PROPERTY INFORMATION**

Property Type	Industrial
Property Subtype	Flex Space
Zoning	НВ
Lot Size	2.42 Acres
Building Size	±6,000 SF
Number of Dock High Doors	1
Number of Drive in Bays	1
First Floor Ceiling Height	17 ft
Second Floor Minimum Ceiling Height	10 ft
Number of Floors	2
Parking Type	Surface



LEASE RATE: \$9.50 SF/YR (MG)

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COMMERCIAL REAL ESTATE

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