

4211 INDIANA AVENUE - WINSTON-SALEM, NC

INDUSTRIAL/FLEX PROPERTY FOR LEASE



4211 INDIANA AVENUE
WINSTON-SALEM, NC 27105

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:	$\pm 6,000$ SF

Katie Hayes

336.473.0206
katie@ltpcommercial.com

Taryne Seatz

828.406.6858
tseatz@ltpcommercial.com

Linville | Team Partners
COMMERCIAL REAL ESTATE

WINSTON-SALEM, NC

L | T

4211 INDIANA AVENUE - WINSTON-SALEM, NC

INDUSTRIAL/FLEX PROPERTY FOR LEASE



Katie Hayes

336.473.0206

katie@ltpcommercial.com

Taryne Seatz

828.406.6858

tseatz@ltpcommercial.com

Linville | Team Partners
COMMERCIAL REAL ESTATE

4211 INDIANA AVENUE - WINSTON-SALEM, NC

INDUSTRIAL/FLEX PROPERTY FOR LEASE



Katie Hayes

336.473.0206

katie@ltpcommercial.com

Taryne Seatz

828.406.6858

tseatz@ltpcommercial.com

Linville | Team Partners
COMMERCIAL REAL ESTATE

4211 INDIANA AVENUE - WINSTON-SALEM, NC

INDUSTRIAL PROPERTY FOR LEASE



Katie Hayes

336.473.0206

katie@ltpcommercial.com

Taryne Seatz

828.406.6858

tseatz@ltpcommercial.com

Linville | Team Partners
COMMERCIAL REAL ESTATE

4211 INDIANA AVENUE - WINSTON-SALEM, NC

INDUSTRIAL/FLEX PROPERTY FOR LEASE

LOCATION INFORMATION

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

PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Flex Space
Zoning	HB
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)

Katie Hayes

336.473.0206
katie@ltpcommercial.com

Taryne Seatz

828.406.6858
tseatz@ltpcommercial.com

The information contained herein has been taken from sources deemed to be reliable. Linville Team Partners makes no representation or warranties, expressed or implied, as to the accuracy of this information. All information in this document is subject to verification prior to purchase or lease.

Linville | Team Partners
COMMERCIAL REAL ESTATE