FOR LEASE | WINSTON-SALEM, NC 27107

Linville Team Partners

COMMERCIAL REAL ESTATE



PROPERTY HIGHLIGHTS

PROPERTY TYPE Indu

Industrial

AVAILABLE SF ±

LEASE RATE

4,000 - 69,900

E RATE \$4.25 psf, Full Service

DESCRIPTION

 \pm 4,000 - 69,900 SF brick building, zoned GI (General Industrial). Featuring 6 loading docks doors, 2 drive-in doors, concrete slab, ample power (13,200 amps), 16' – 23' ceilings, 3 sprinkler wet systems, and surface parking with easy access to I-40 and Highway 52.



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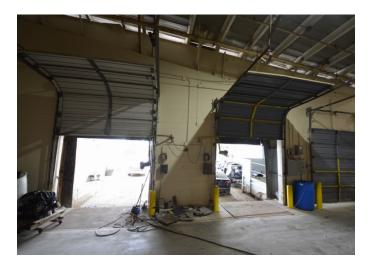




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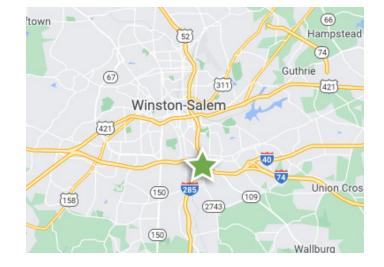






KEY FEATURES

- ±4,000 69,900 SF industrial warehouse
- Various dock doors and drive-ins
- Ample power and surface parking
- Rent: \$4.25 psf, Full Service



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FLOOR PLAN

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GRAY AREA INDICATES COMMON SPACE

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PROPERTY INFORMATION

PROPERTY TYPE	Industrial	PROPERTY SUBTYPE	Warehouse
AVAILABLE SF ±	4,000 - 69,900	DOCK DOORS	6
BUILDING SF ±	185,000	DRIVE-INS	2
ACRES	7.64	CEILING HEIGHT	16' - 23'
FLOORS	1	ZONING	GI

PRICING & TERMS

LEASE RATE

\$4.25 psf

LEASE TYPE

Full Service

DESCRIPTION

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