

508 BATTERY DRIVE

FOR LEASE | WINSTON-SALEM, NC 27107

Linville | Team Partners

COMMERCIAL REAL ESTATE



±4,000 - 69,900 SF INDUSTRIAL WAREHOUSE

PROPERTY HIGHLIGHTS

| | |
|----------------|--------------------------|
| PROPERTY TYPE | Industrial |
| AVAILABLE SF ± | 4,000 - 69,900 |
| LEASE RATE | \$4.25 psf, Full Service |

DESCRIPTION

±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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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



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 |
|------------|------------|------------|--------------|

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