

**4401 NORTH CHERRY STREET**  
Winston-Salem, NC 27105



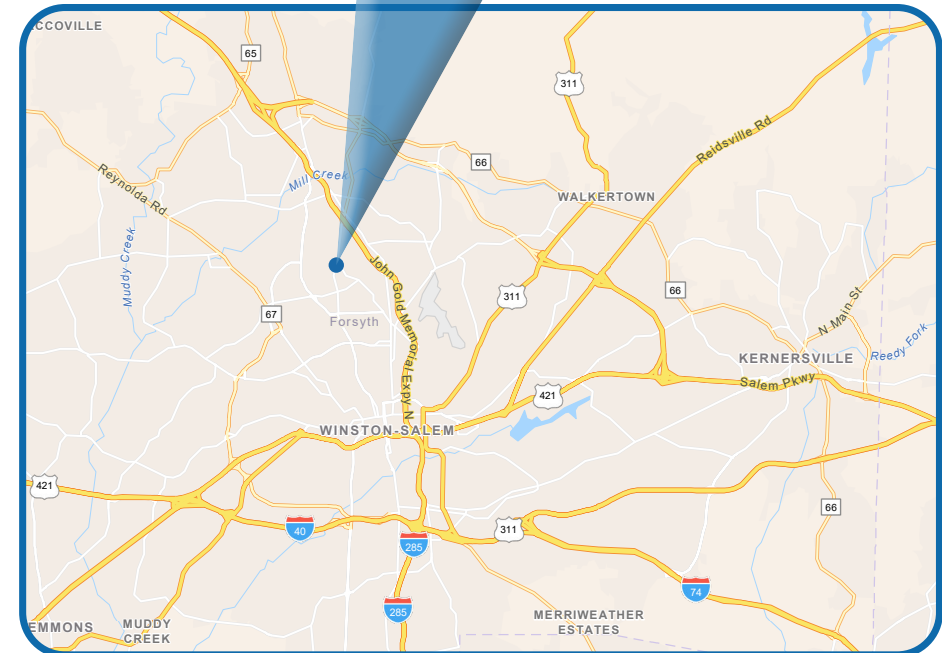
**FOR LEASE - ±3,586 SF, \$4,408/MONTH**  
**FLEX | WAREHOUSE/INDUSTRIAL**



## SPACE INFORMATION

### Suite 20 - Office with Warehouse Space in Rear

Available SF	±3,586 SF
Space Use	Flex, Warehouse/Industrial, Fully Conditioned Space
Lease Rate	\$4,408/Month, Modified Gross
Lease Term	3-7 Years
Drive-in Doors	1 (9'x10') New Drive In Roll-Up Door in Rear
Space Description	Newly renovated end cap flex space with wide open clear span warehouse, fully lite with new LED lighting throughout. Both the warehouse and office space are fully conditioned with (2) new HVAC units. This end unit features ample front and side windows providing ample natural light to the space. Two recently updated bathrooms, one which includes a shower. Manager's office in rear. Professional storefront entrance with showroom gallery.
Responsibilities	Landlord    Property taxes, Insurance, Exterior Landscaping, Exterior Lighting, Roof, Structure, Trash and Water
	Tenant        Electric, Gas, Internet, Interior Janitorial, Repair and Maintenance



## Location Map



### LINKS

- [NC Railways Map](#)
- [Forsyth Co. Water & Sewer](#)
- [Park and Ride](#)
- [Public Transportation](#)
- [Chamber of Commerce](#)

### EASE OF ACCESS

US Highway 52	1.5 miles
US Highway 421	6.6 miles
Interstate 40	9 miles

## PROPERTY INFORMATION

Zoning	HB
Tenancy	Multi
Building Size	15,457 RSF, Suite Available: 3,586 SF
Floors	1
Acreage	1.2
Construction Type	Masonry
Year Constructed	1985, renovated 2021
Parking	Surface

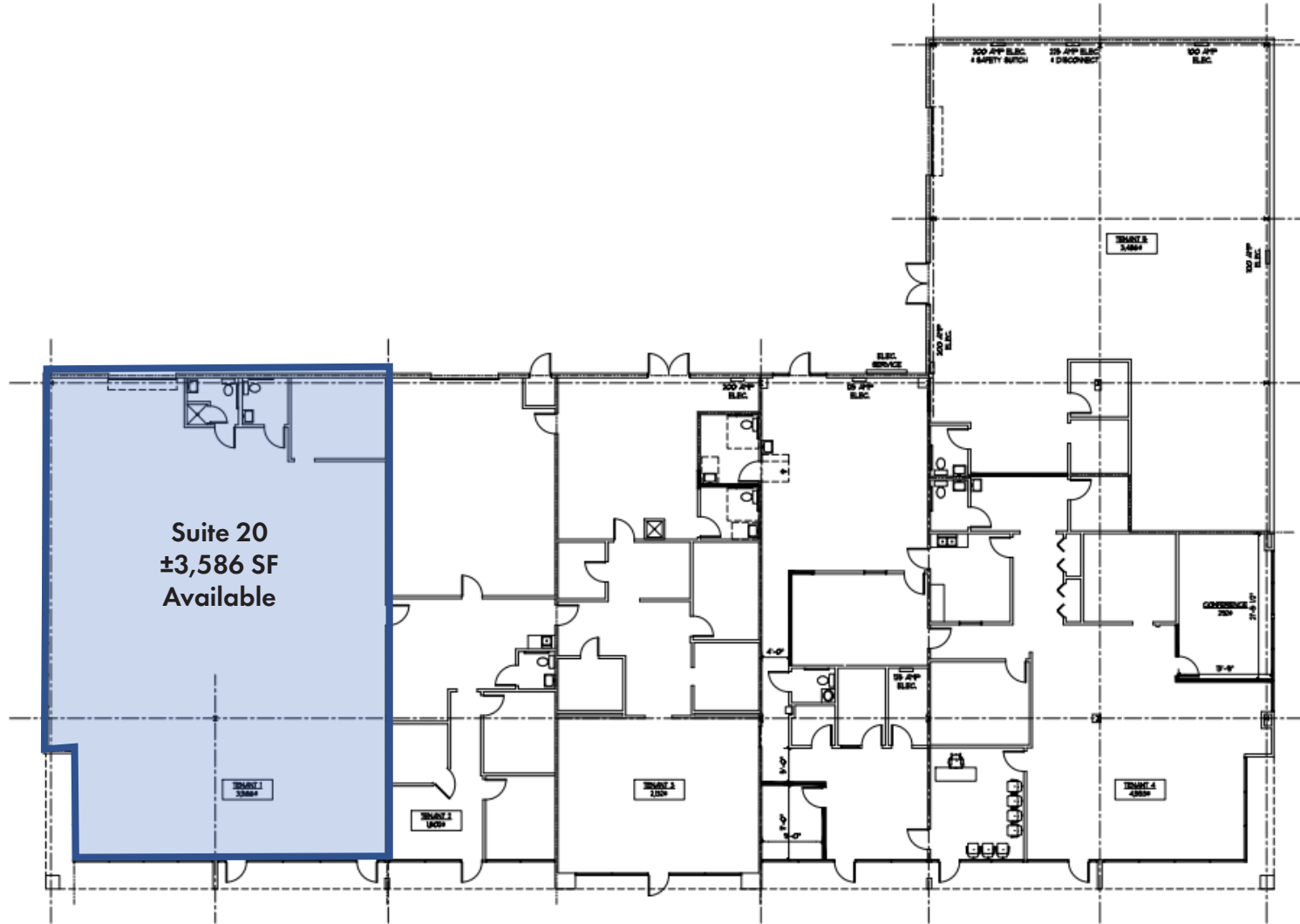
## HIGHLIGHTS

- Property renovated in 2021
- Conveniently located with easy access to US Hwy 52
- Great visibility from the road
- 100% heated and cooled
- Nearby tenants include office, light manufacturing, distribution, plumbing, contracting, tile, service contractor and storage

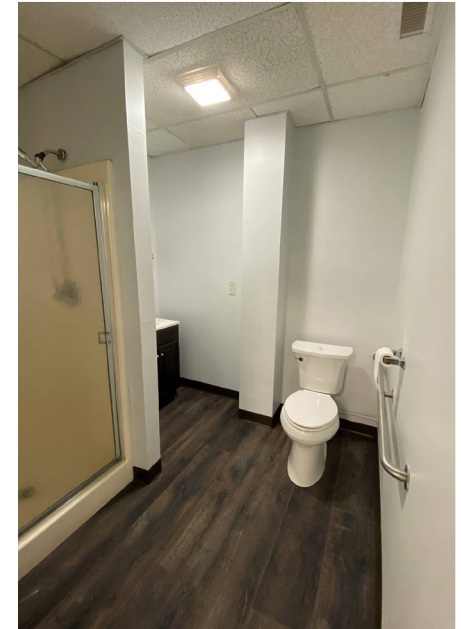
	1-Mile	3-Mile	5-Mile
Population	8,566	55,331	134,056
Daytime Population	8,754	75,072	173,047
Workers	4,735	36,015	95,815
Residents	4,237	34,606	76,900



SITE PLAN



## PROPERTY PHOTOS



**DRIVE TIME MAP**

