



130 Back Forty Drive

Office Building **For Sale / Lease**

Presented By:

TARYNE SEATZ

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130 BACK FORTY DRIVE

FLEX BUILDING FOR SALE / LEASE

**130 BACK FORTY DRIVE**

WINSTON SALEM, NC 27127

PROPERTY DESCRIPTION

Located right off US-52, this building is situated on 1 acre and consists of $\pm 3,200$ SF of office space and $\pm 1,800$ SF of fully-conditioned warehouse space. This property features a reception area, 8 private offices, a large conference room, kitchen area, two drive-in doors, and a fenced area located at the rear of the building. Ample onsite parking.

OFFERING SUMMARY

Sale Price	\$775,000
Lease Rate	\$11.95 SF/yr (MG)
Available SF	$\pm 5,000$ SF
Lot Size	1.0 Acre

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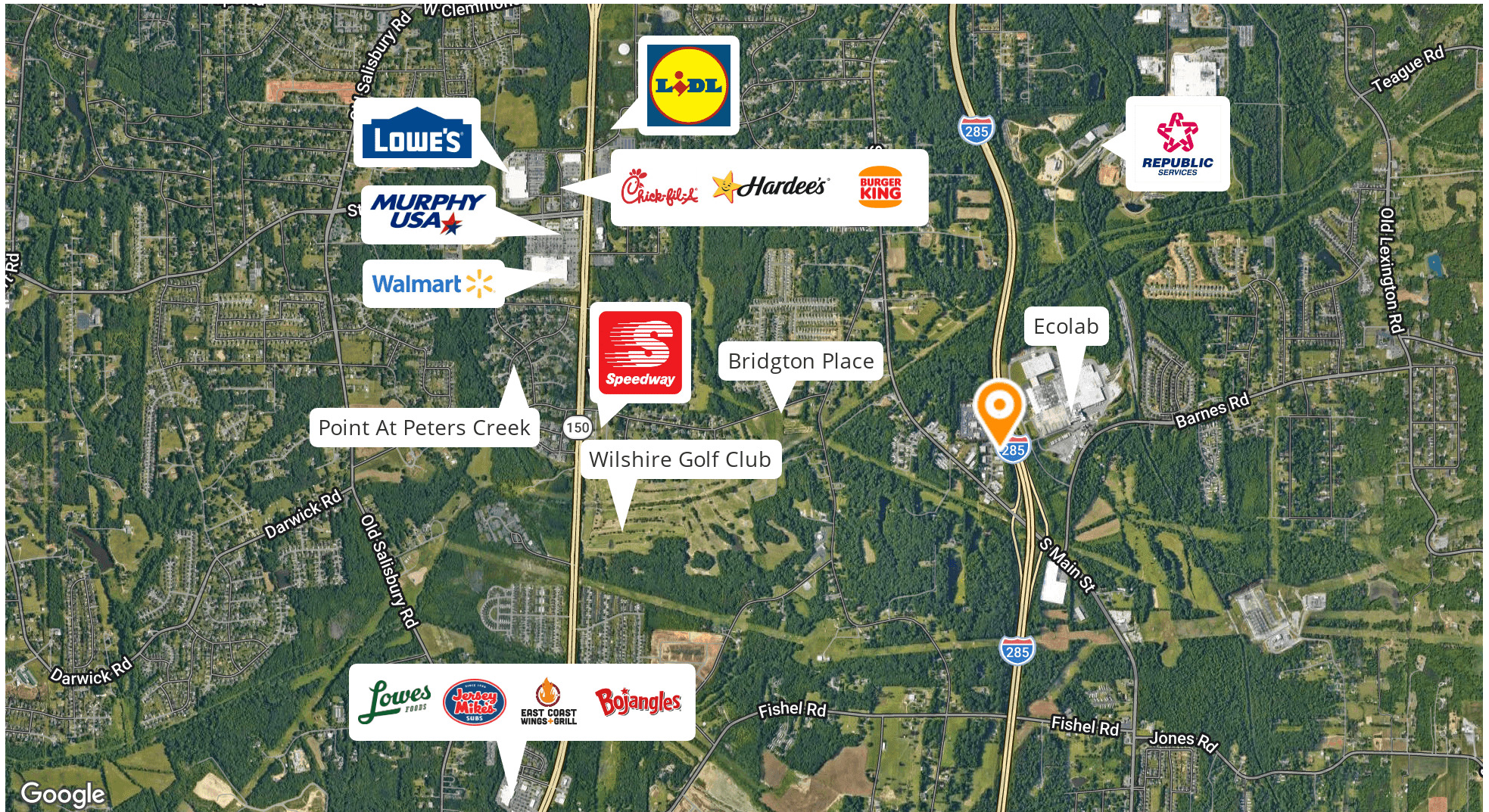
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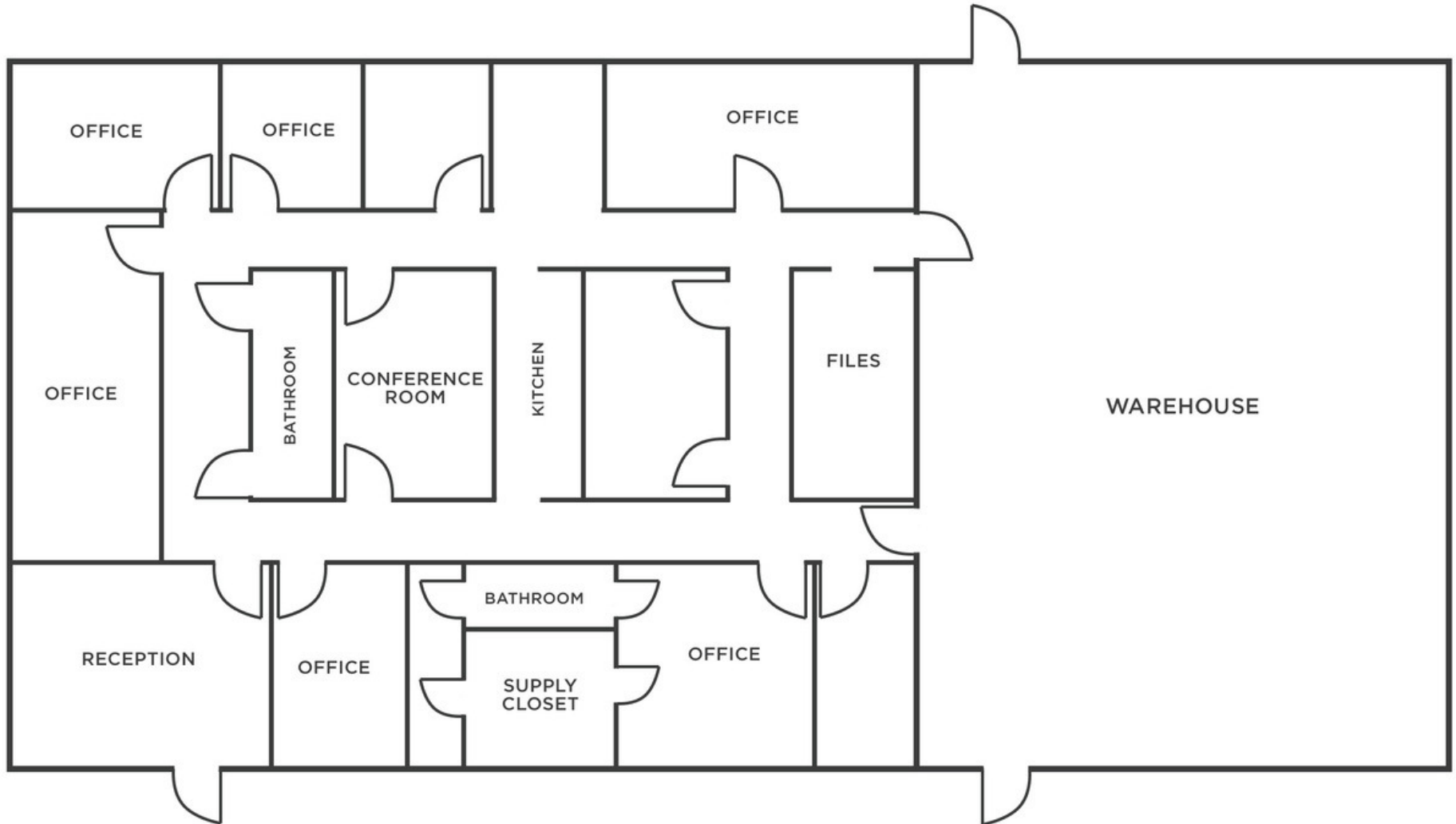
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LOCATION INFORMATION

Street Address 130 Back Forty Drive

City, State, Zip Winston Salem, NC 27127

PROPERTY INFORMATION

Property Type Flex

Property Subtype Office/Warehouse

Zoning LI

Lot Size 1.0 Acre

Building Size ±5,000 SF

Number of Floors 1

Parking Spaces 14

Restrooms 5

Tax Pin 6832-48-1019



SALE PRICE: \$775,000
LEASE RATE: \$12.50 SF/YR
 (MG)

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