



# 130 Back Forty Drive

Office Building **For Sale / Lease**

Presented By:

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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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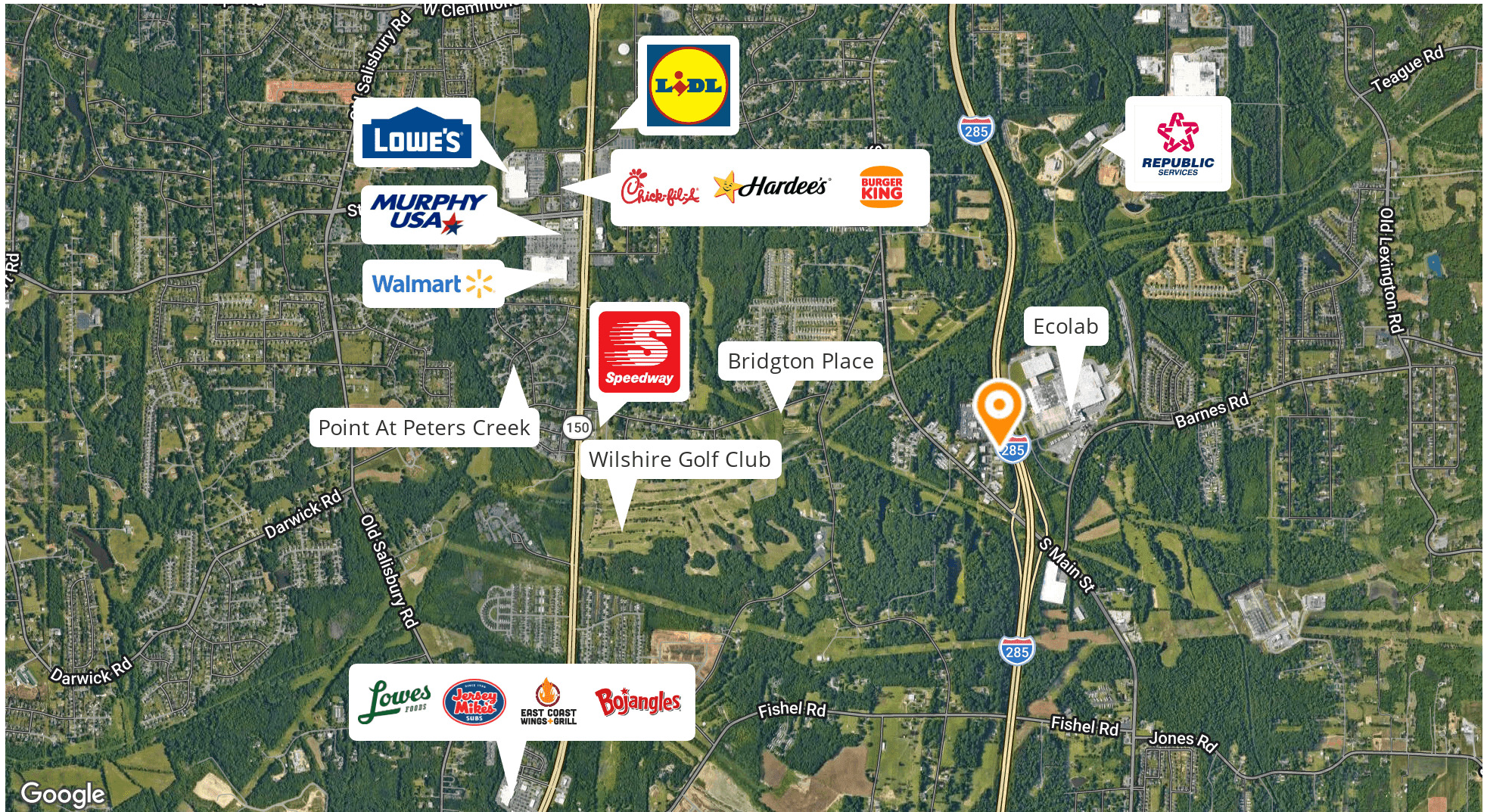
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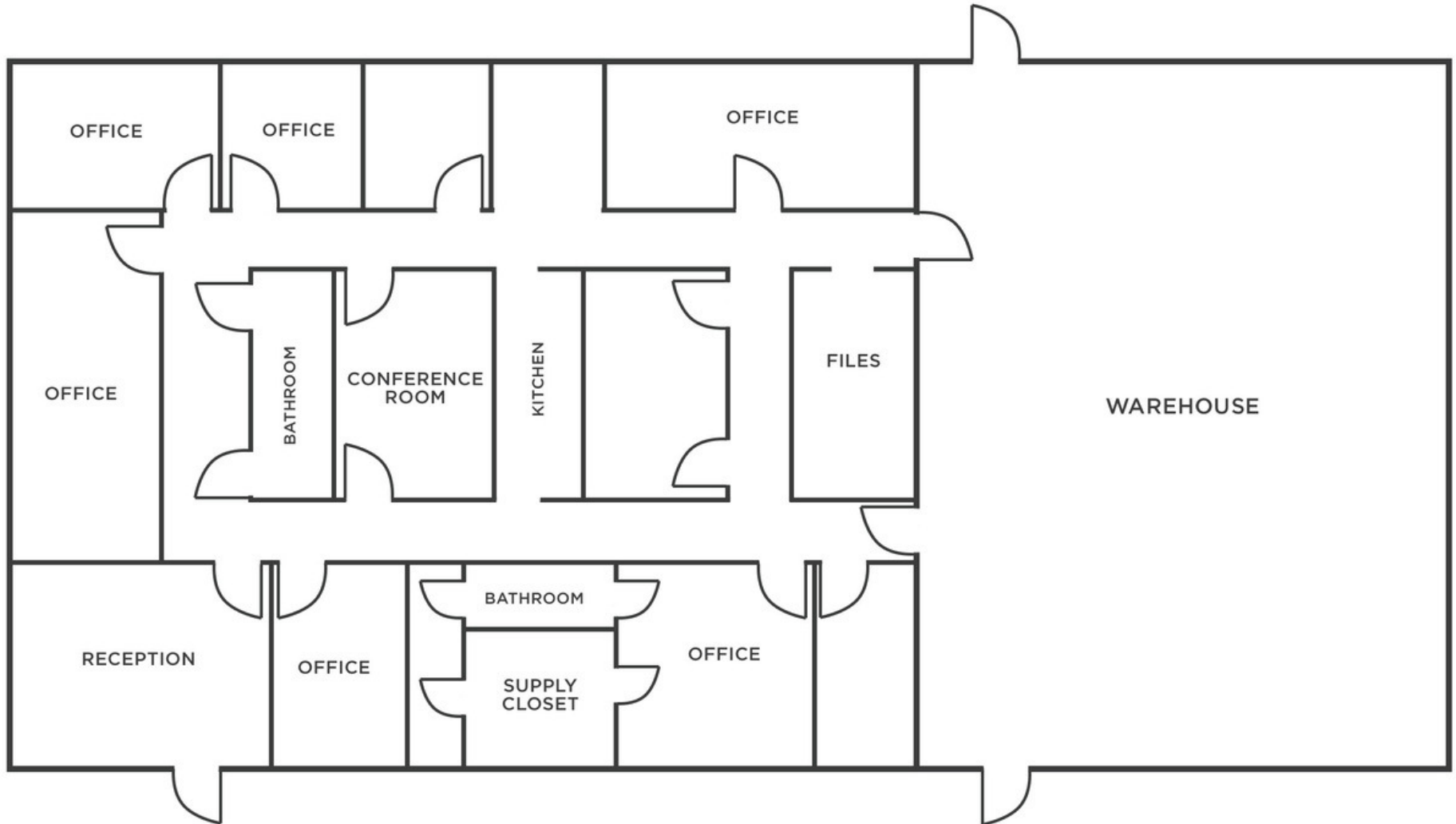
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## LOCATION INFORMATION

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:** \$11.95 SF/YR  
 (MG)

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