

FREEMAN | COMMERCIAL REAL ESTATE



S Stratford Rd



Viceroy Drive

Alexander Equipment
Alexander South

PERFORMANCE
SPECIALTIES



Kimwell Drive



INDUSTRIAL FOR SALE/LEASE
+/- 300,000 SF, STRATFORD INDUSTRIAL PARK
WINSTON-SALEM, NC 27103

Ladd Freeman & Abner Wright
O: 336-768-4410
ladd@freemancommercial.com
abner@freemancommercial.com



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336-768-4410
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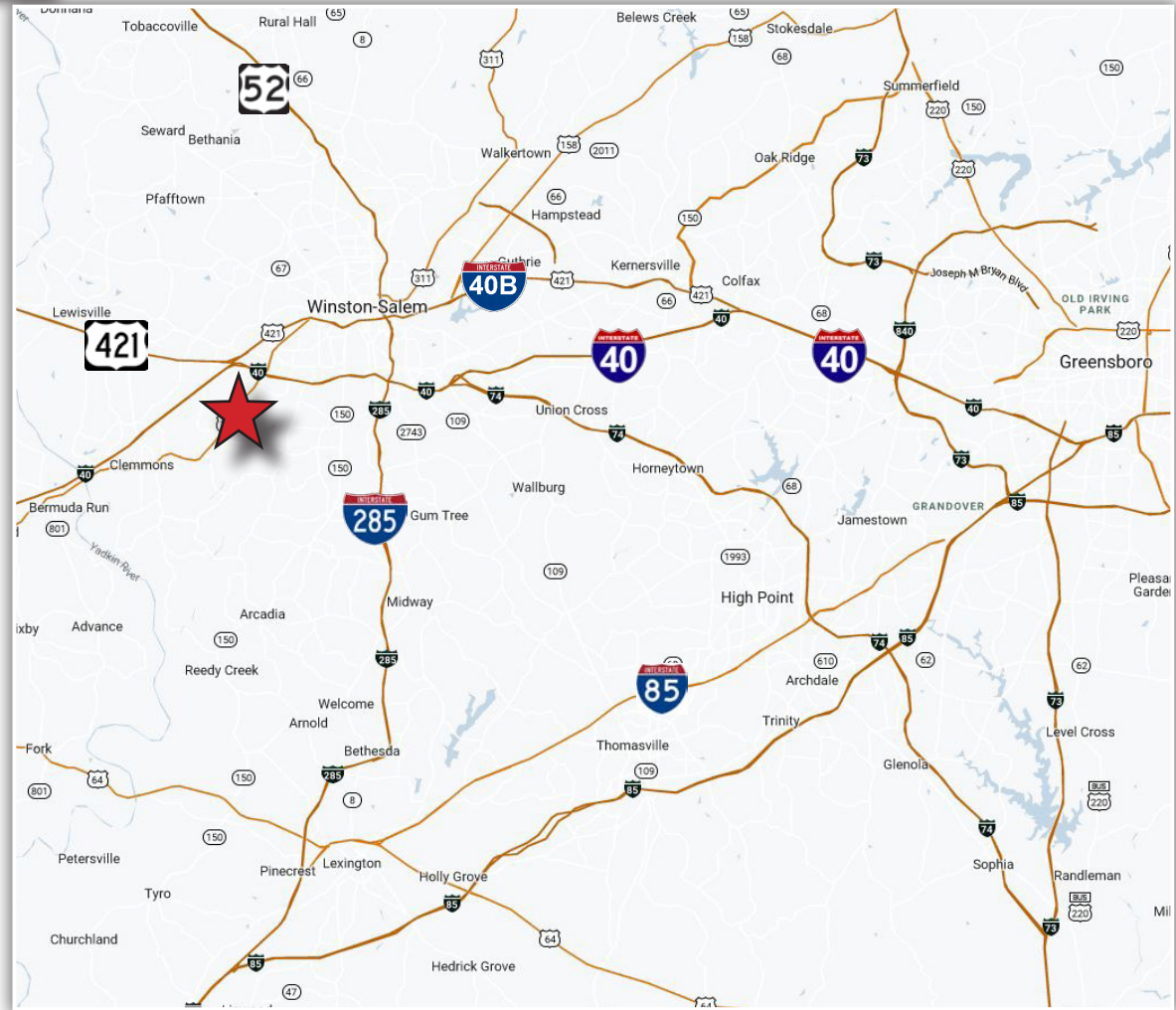
Abner Wright
336-692-4422
abner@freemancommercial.com

PROPERTY SUMMARY

- +/- 300,000 SF Industrial building for sale
- +/- 10.247 AC
- Zoned GI - Industrial
- +/- 23,000 SF Office Space
- T-8 Lighting
- 13 dock doors, 5 drive-in doors
- Heavy power (15,000 volts), gas, sewer and water
- Ceiling height 21'10" & 23'2" clear
- Fully Sprinkled
- Forsyth County Water & Sewer
- Duke Energy
- Piedmont Natural Gas
- 3811 Kimwell Drive
Winston Salem, NC 27103

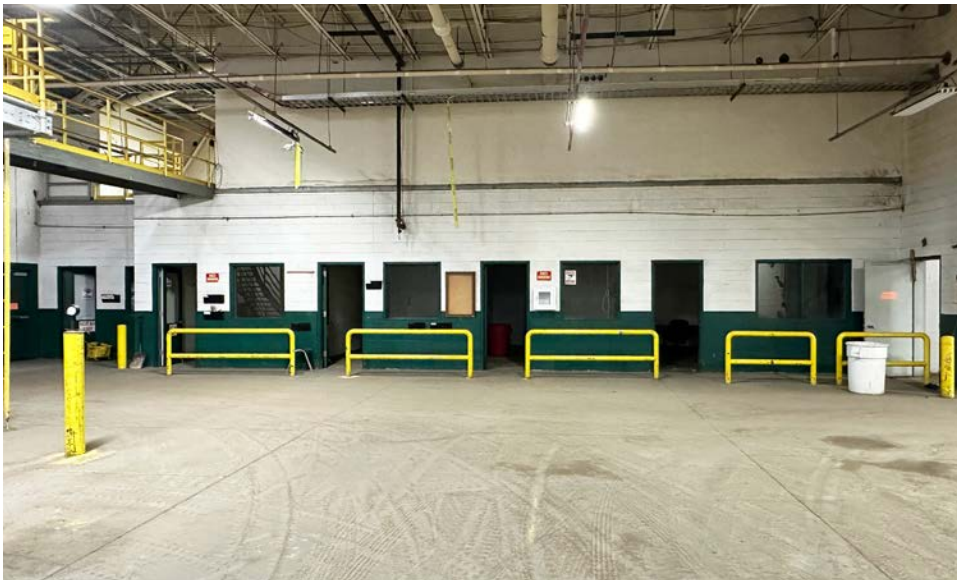
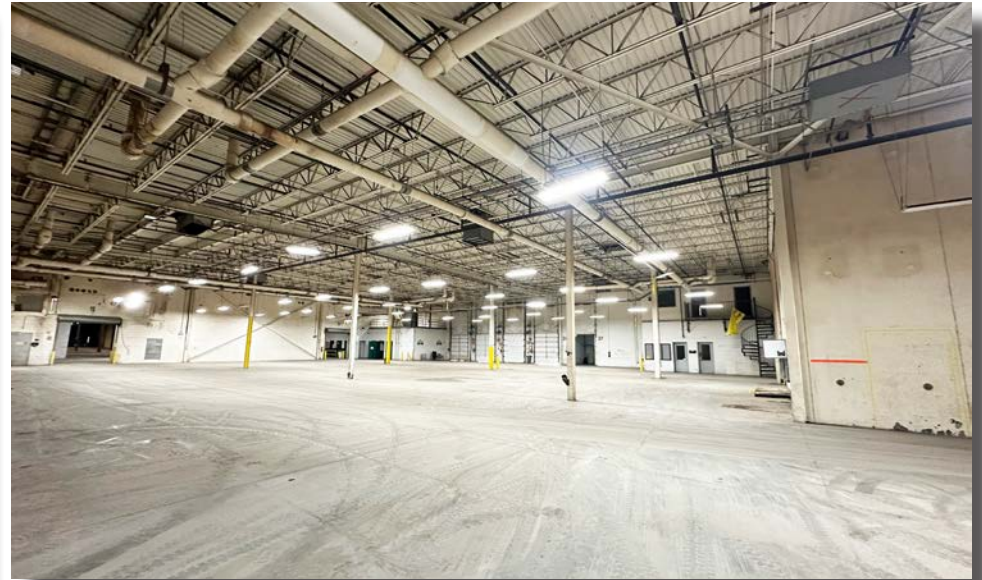
LEASE PRICE: \$4.00/PSF NNN

SALE PRICE: \$9,500,000



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INTERIOR

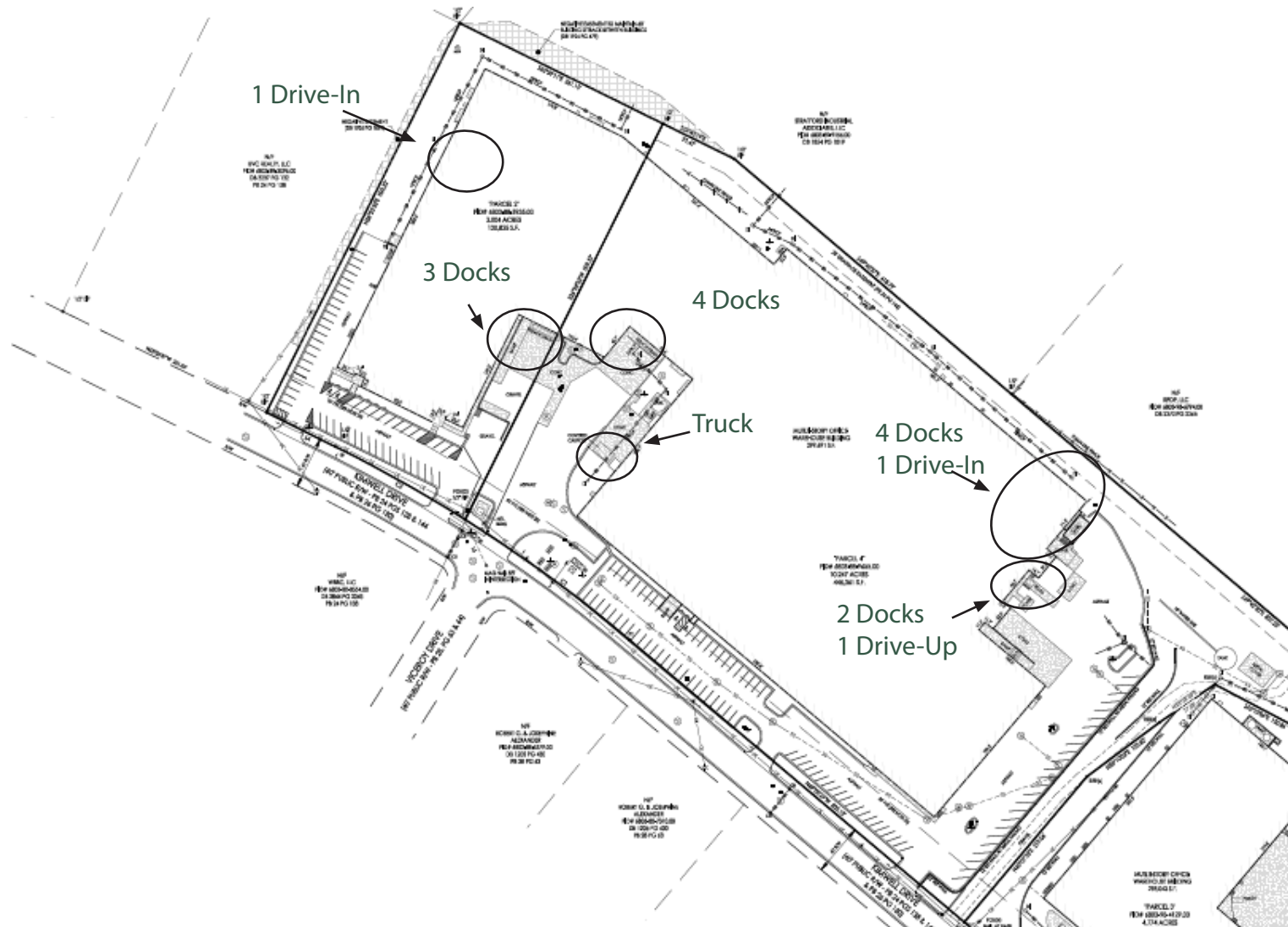


THREE INTERIOR TRANSFORMER MEZZANINES

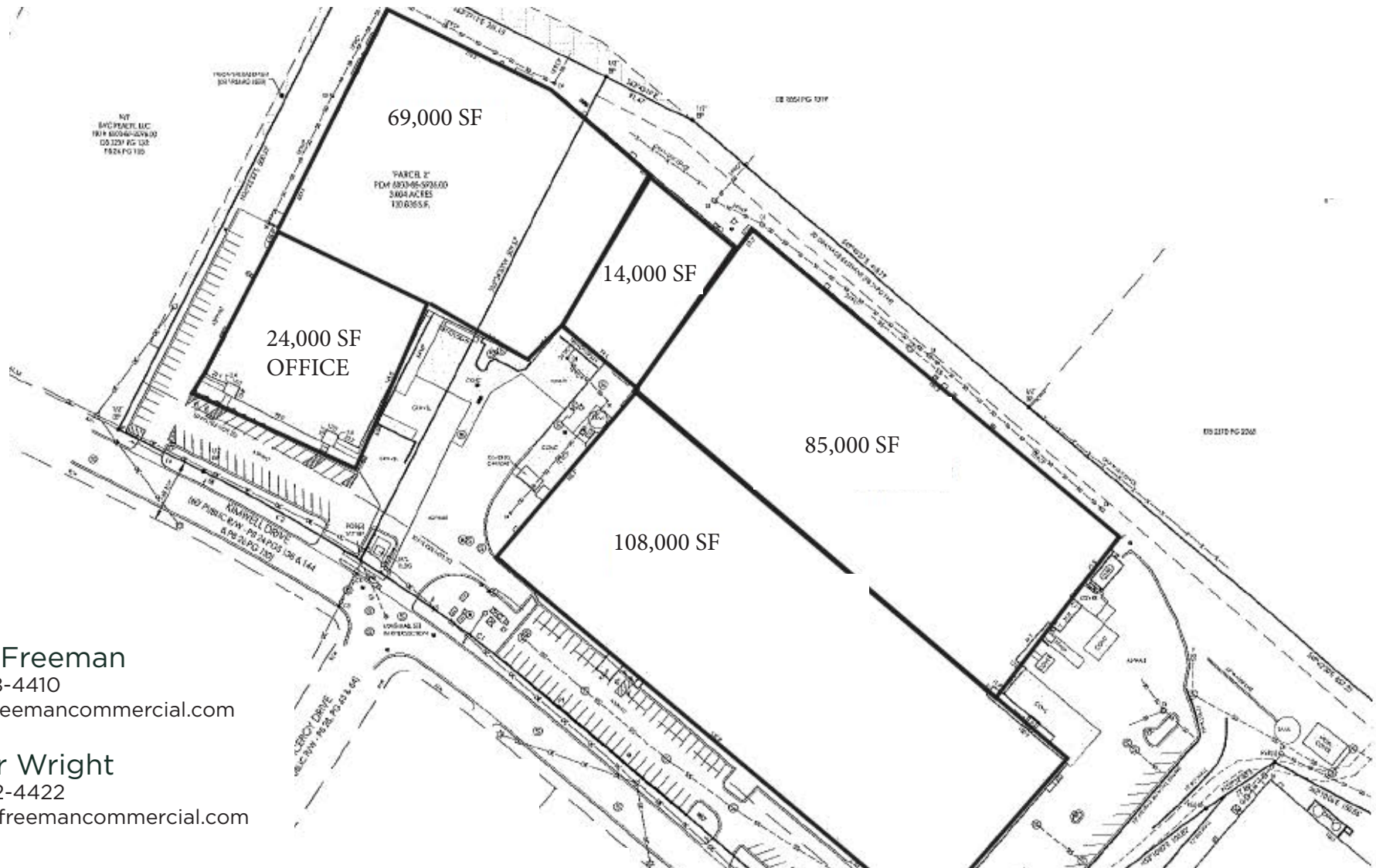


FULLY SPRINKLED/AMPLE GAS AVAILABLE





PROPOSED FLOOR PLAN



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