

6220 HACKERS BEND COURT, SUITE A/B - WINSTON-SALEM, NC

FLEX SPACE FOR LEASE



PROPERTY DESCRIPTION

Versatile industrial/flex space for lease in Winston-Salem, near Clemmons! The suite is $\pm 10,000$ SF and has bonus space in the ± 900 SF mezzanine level. It also features a lobby/reception area, 7 private offices, a conference room, 2 restrooms, 1 dock door (12'), and 2 drive-in doors (14'). Located in a fenced/secured industrial park with ample parking. Only 1.2 miles from I-40 and Lewisville Clemmons Road.

OFFERING SUMMARY

| | |
|--------------|--------------------|
| Lease Rate | \$9.50 SF/yr (NNN) |
| Available SF | $\pm 10,000$ SF |

Katie Hayes

336.473.0206
katie@ltpcommercial.com

Nick Gonzalez

336.724.1715
nick@ltpcommercial.com

Linville | Team Partners
COMMERCIAL REAL ESTATE

WINSTON-SALEM, NC

L | T

6220 HACKERS BEND COURT, SUITE A/B - WINSTON-SALEM, NC

FLEX SPACE **FOR LEASE**



Katie Hayes

336.473.0206

katie@ltpcommercial.com

Nick Gonzalez

336.724.1715

nick@ltpcommercial.com

Linville | Team Partners
COMMERCIAL REAL ESTATE

WINSTON-SALEM, NC

L | T

6220 HACKERS BEND COURT, SUITE A/B - WINSTON-SALEM, NC

FLEX SPACE **FOR LEASE**



Katie Hayes

336.473.0206

katie@ltpcommercial.com

Nick Gonzalez

336.724.1715

nick@ltpcommercial.com

Linville | Team Partners
COMMERCIAL REAL ESTATE

6220 HACKERS BEND COURT, SUITE A/B - WINSTON-SALEM, NC

FLEX SPACE **FOR LEASE**

LOCATION INFORMATION

| | |
|------------------|------------------------------------|
| Street Address | 6220 Hackers Bend Court, Suite A/B |
| City, State, Zip | Winston-Salem, NC 27103 |

PROPERTY INFORMATION

| | |
|----------------|-----------------|
| Property Type | Flex/Industrial |
| Zoning | GI |
| Lot Size | 4.19 Acres |
| Available SF | ±10,000 SF |
| Dock Doors | 1 (12 ft) |
| Drive-In Doors | 2 (14 ft) |
| Ceiling Height | 16 ft |
| Year Built | 1996 |
| Parking | Ample |
| NNN Expenses | \$1.53 psf |

**LEASE RATE:** \$9.50 SF/YR
(NNN)

Katie Hayes

336.473.0206
katie@ltpcommercial.com

Nick Gonzalez

336.724.1715
nick@ltpcommercial.com

The information contained herein has been taken from sources deemed to be reliable. Linville Team Partners makes no representation or warranties, expressed or implied, as to the accuracy of this information. All information in this document is subject to verification prior to purchase or lease.

Linville | Team Partners
COMMERCIAL REAL ESTATE