

# FREEMAN

COMMERCIAL REAL ESTATE



Thomasville Rd/Hwy 109

←  
DOWNTOWN  
WINSTON-SALEM



GREENSBORO  
15+/- MILES  
→

FOR SALE/LEASE

FLEX/INDUSTRIAL, I-40 & HWY 109  
2.14+/- AC, 22,000 +/- SF | WINSTON-SALEM, NC

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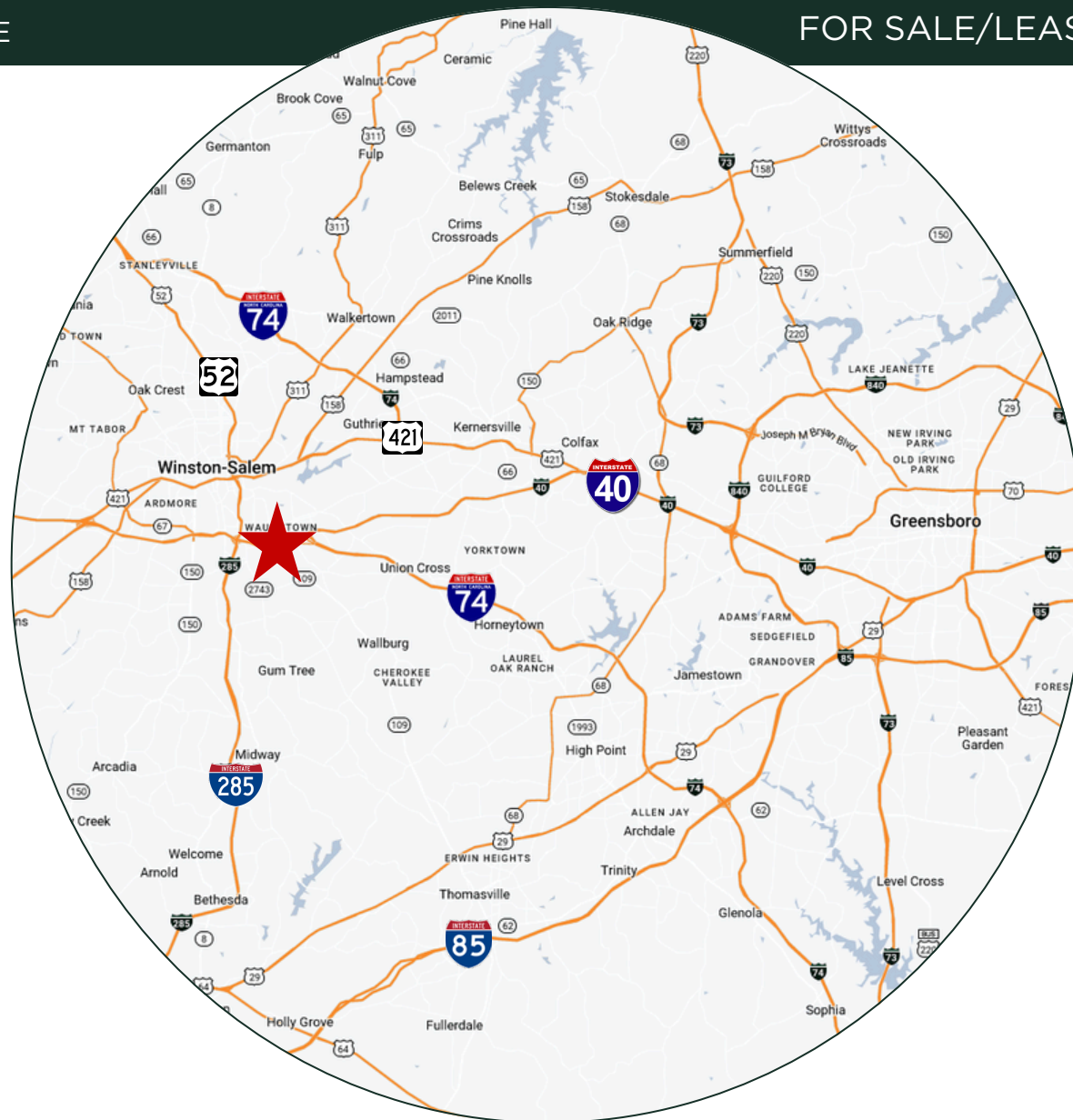
## PROPERTY SUMMARY

3425 Thomasville Road  
Winston-Salem, NC 27107

County: Forsyth  
Parcel Size: 2.14 +/- AC  
Building Size: 503 +/- SF Office  
22,000 +/- SF Warehouse  
Zoning: HB/GI  
Lease Rate: \$8.00/PSF, NNN  
Sale Price: \$1,600,000

## HIGHLIGHTS

- 4 Drive-In Doors, Building Front (10.5' x 10.5')  
5 Drive-In Doors, Building Rear (10.5' x 10.5')
- Fully conditioned building located less than 1/2 mile from I-40 interchange
- 225 +/- ft of road frontage on Thomasville Rd.
- Billboard on Subject Property is leased by Fairway Outdoor Advertising. The billboard lease will be assigned to Buyer at Closing.
- Seller will require Deed Restriction at Closing, restricting the sale of building supplies on or within subject property.



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