

821 EAST 25TH STREET

INDUSTRIAL PROPERTY FOR LEASE



821 EAST 25TH STREET
WINSTON-SALEM, NC 27105

PROPERTY DESCRIPTION

Built in the 1920s, 821 East Twenty-Fifth Street is a brick-and-timber warehouse with the kind of character modern construction can't replicate. Originally an RJ Reynolds tobacco leaf warehouse, the building features timber post-and-beam structure, exposed brick walls, high ceilings, and generous natural light—an authentic piece of local industrial history.

The property offers multiple sections, ranging from $\pm 12,850$ to $\pm 31,225$ SF, most with drive-in access. Use it as-is for warehousing or storage. Make minor changes to accommodate light industrial or assembly operations. Or pursue adaptive reuses that leverage the coming Longbranch Trail extension and proximity to Blum-Blanding Park. Newly renovated common areas with office space and bathrooms serve all tenants. Listed on the National Register of Historic Places, this space is ready for its next iteration.

Short-term leases available while long-term redevelopment plans take shape.

OFFERING SUMMARY

Lease Rate:	\$4 SF/yr (Full Service)
Available SF:	$\pm 12,850$ - 84,432 SF
Building Size:	$\pm 84,432$ SF
Lot Size:	2.41 Acres

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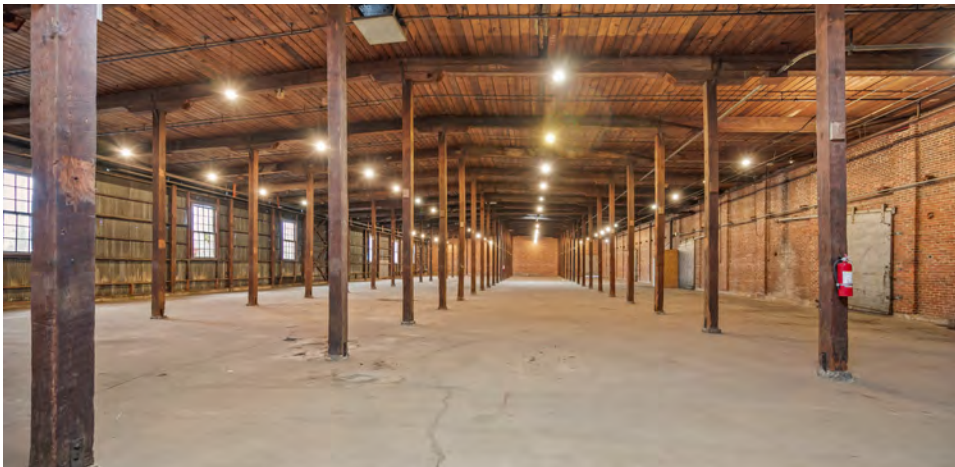
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Exterior



Common Area



Warehouse interior



Warehouse interior

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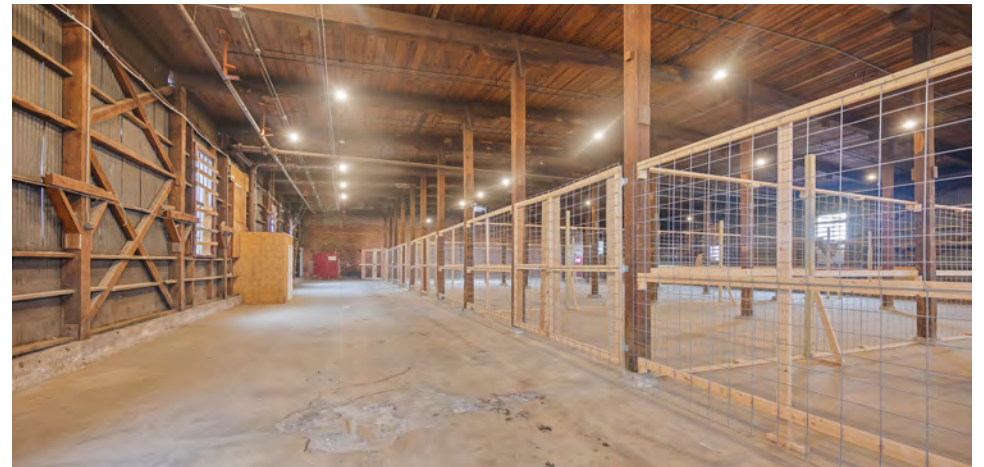
Exterior street view



Leased



Warehouse interior



Leased

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LOCATION INFORMATION

Street Address 821 East 25th Street

City, State, Zip Winston-Salem, NC 27105

PROPERTY INFORMATION

Property Type Industrial

Property Subtype Warehouse/Distribution

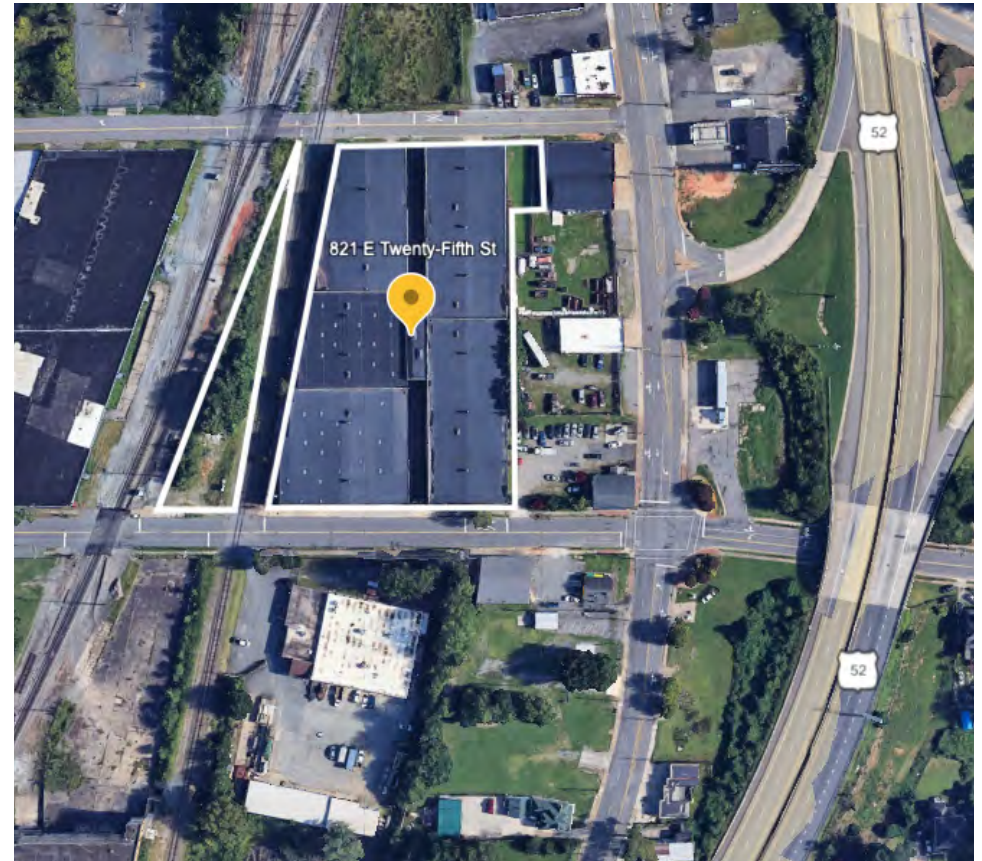
Lot Size 2.41 Acres

Building Size ±84,432 SF

Available SF ±12,850-84,432

Year Built 1920

Sprinklers yes



LEASE RATE: \$4 SF/YR (FULL SERVICE)

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