

FOR SALE/LEASE



WELL LOCATED FLEX/INDUSTRIAL,
FULLY CONDITIONED WAREHOUSE
9,800 +/- SF | RURAL HALL, NC

FREEMAN | COMMERCIAL REAL ESTATE

1255 CREEKSHIRE WAY WINSTON-SALEM, NC 27103 | 336.768.4410 | www.freemancommercial.com

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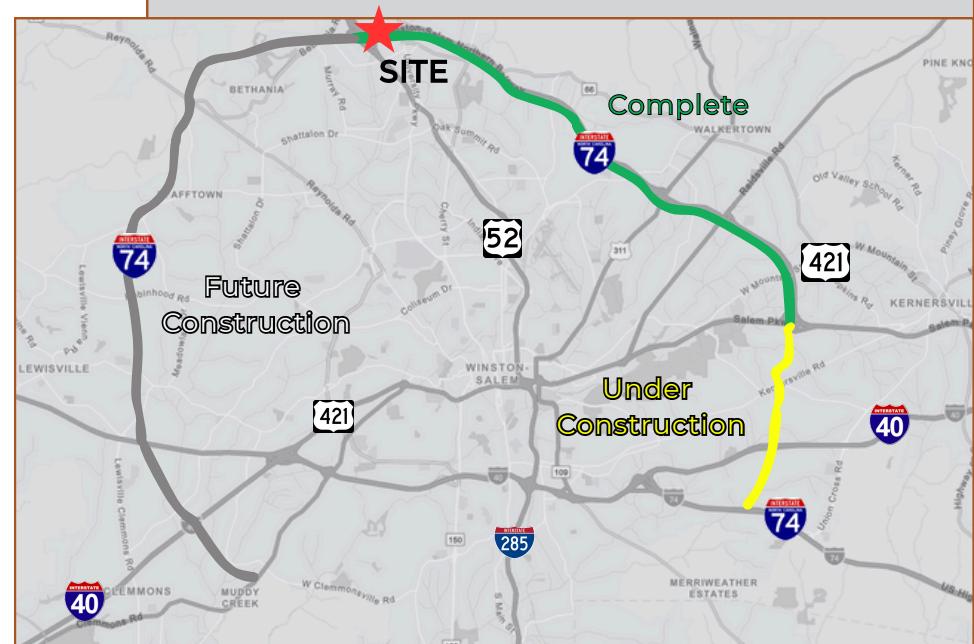
PROPERTY OVERVIEW

465 FORUM PARKWAY
RURAL HALL, NC 27045

AVAILABLE SF	9,800+/- SF <i>Finished Office: 3,500 SF</i> <i>Conditioned Warehouse: 6,300 SF</i>
ACRES	1.03+/- AC
ZONING	General Industrial
LEASE RATE	\$8.50/PSF, NNN
SALE PRICE	\$1,250,000

- FULLY CONDITIONED Warehouse
 - 10x12 Drive-In Door
 - Warehouse Clear Height 14'7" to 10'
 - Column Spacing: 30'
 - 2 Restrooms
- Office ceiling height: 9'5"
- Well located within Forum 52 Business Park, subject site has easy access to the new Northern Beltway for favorable connectivity.

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WINSTON-SALEM NORTHERN
BELTWAY

LOCATION INSIGHT

Greensboro..... 30+/- miles

Charlotte..... 90+/- miles

Raleigh..... 100+/- miles

 Piedmont Triad Intl..... 30+/- miles

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FLOOR PLAN - 9,800 +/- SF



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