

FOR SALE/LEASE

Forum Pkwy.

Forum 52
Business Park

Bethania Rural Hall Rd.
13,900 VPD



55,700 VPD



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

JAY LUKE
O: 336.768.4410

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PROPERTY OVERVIEW

**465 FORUM PARKWAY
RURAL HALL, NC 27045**

AVAILABLE SF 9,800+/- SF
Finished Office: 3,500 SF
Conditioned Warehouse: 6,300 SF

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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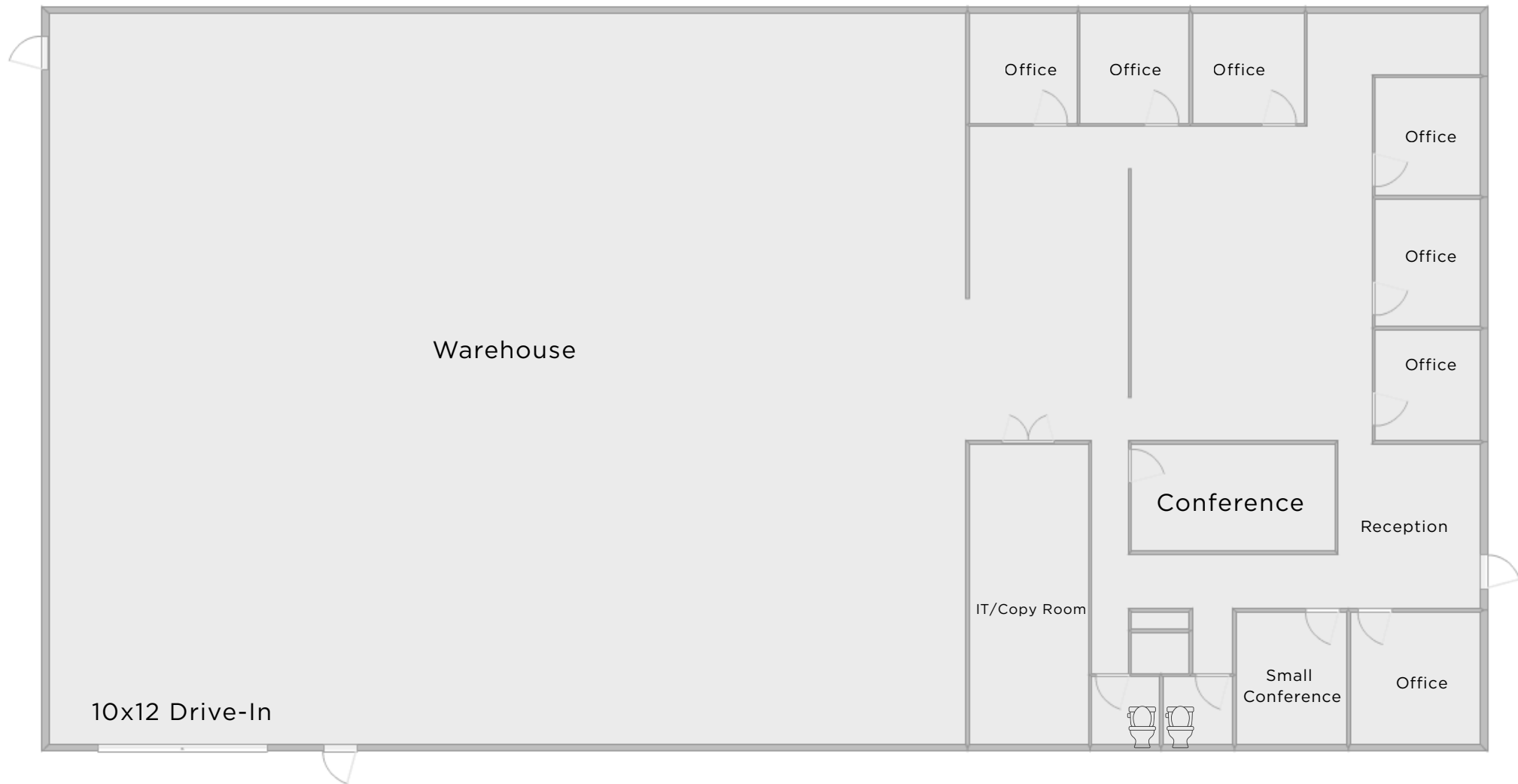
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465 FORUM PARKWAY
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FLOOR PLAN - 9,800 +/- SF



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