

**±385,000 SF**



**FOR LEASE**

**2655 ANNAPOLIS DRIVE**  
WINSTON-SALEM, NC 27103



**CUSHMAN &  
WAKEFIELD**

**STAG**  
INDUSTRIAL



# 2655 ANNAPOLIS DRIVE

WINSTON-SALEM, NC 27103



## SIZE & BASIC FEATURES

<b>Tax Block / Lot</b>	Forsyth County, NC Tax Block 3930A Lots 002, 001
<b>Year Built</b>	1996
<b>Building Type</b>	Steel frame, concrete block and metal panels
<b>Site Area</b>	35.42 acres
<b>Total SF</b>	385,000 +/-
<b>Dimensions</b>	723' x 523'
<b>Column Spacing</b>	60' x 65'
<b>Clear Height</b>	40' clear
<b>Office Area</b>	-22,000SF finished office (11,000 sf per floor)   2,400SF shipping
<b>Parking</b>	350 parking spaces
<b>Zoning</b>	GI- General Industrial
<b>Roof</b>	22 gauge 9/16 galvanized form deck

## LOADING

<b>Dock Doors</b>	41- 9' x 10' dock height doors
<b>Dock Levelers</b>	41 docks/doors with 6' mechanical levers (+2 for compacting)
<b>Dock Apron</b>	60' concrete apron
<b>Ground Level Doors</b>	1- 12' x 22' drive-in door, 1- 12' x 14' drive in door
<b>Other Dock Equip</b>	Trailer locks on all dock doors

## FIRE, ELECTRICAL, LIGHTING, Water

<b>Sprinkler System</b>	100% Wet System .45/2,000 density, In-rack system supplies racking. Upper office includes a dry riser system
<b>Warehouse Heating</b>	2 Powermatic ARU heating units
<b>Warehouse Lighting</b>	High bay LED's w/ LED Emergency and motion sensors throughout
<b>Electrical</b>	Single and 3 phase with up-to 1200 amp service and multiple branch panels
<b>Power</b>	Duke Power
<b>Gas</b>	Piedmont Natural Gas
<b>Water / Sewer</b>	City of W-S

## OTHER

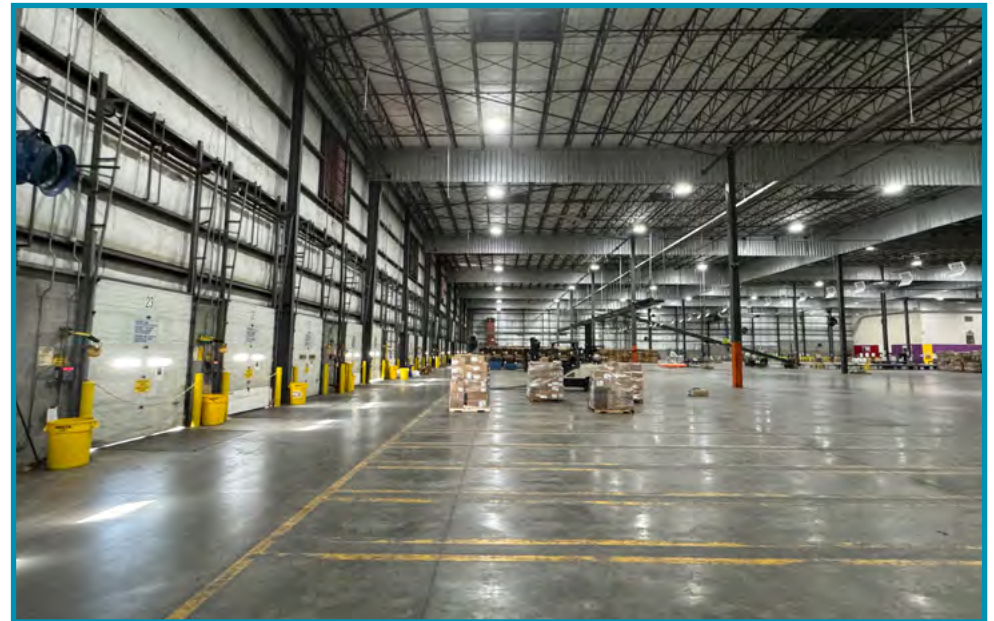
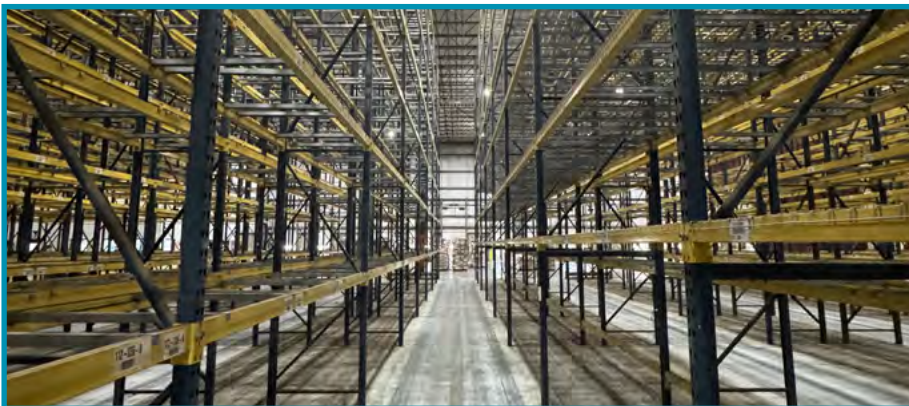
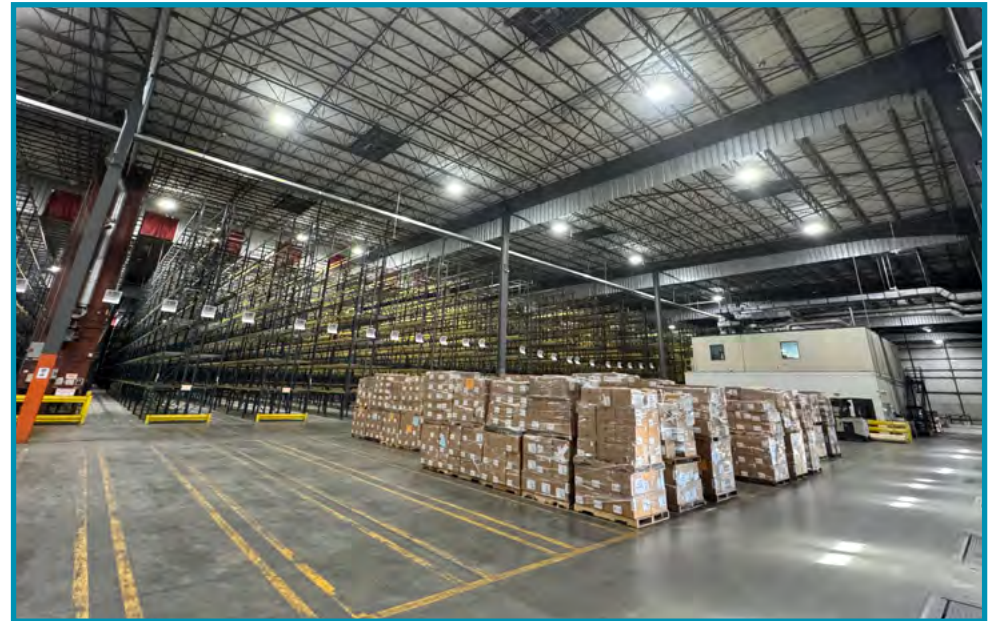
- Expansion potential
- Large graveled yard for trailer storage (estimated at +/- 200 trailer spaces)
- Current configuration supports narrow aisle racking over 30'





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