

**AVAILABLE FOR SALE**

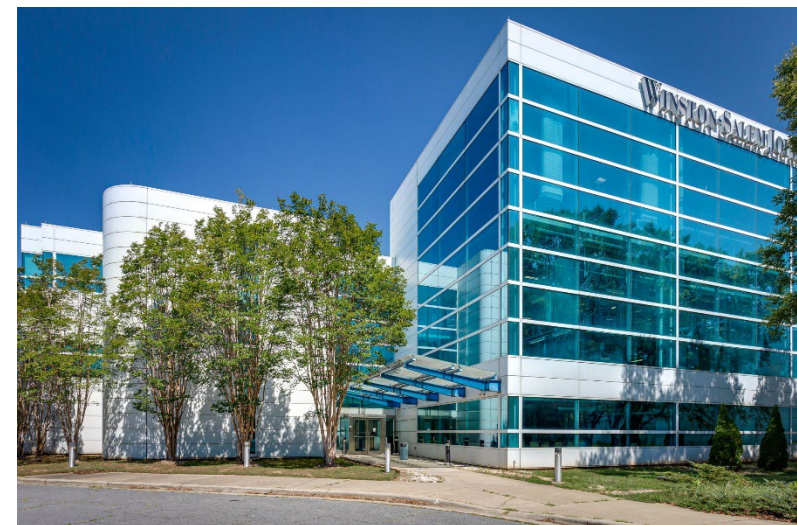
Property Highlights

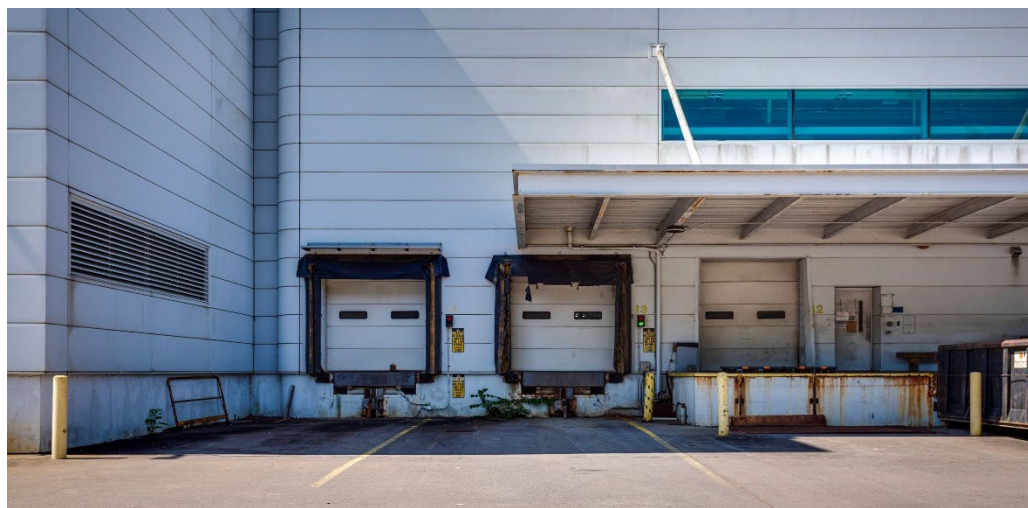
- For Sale \$6,995,000
- +/- 144,446 SF
- 11.94 Acres
- Built in 1993
- Light Industrial (LI) Zoning
- Six (6) Dock Height Loading Doors
- 28'-40' warehouse ceiling clear height
- EFSR sprinkler system
- Heavy electrical service for production/manufacturing uses
- Fully conditioned warehouse area
- City water and sewer services
- Modern concrete and glass façade construction
- Multiple covered loading positions for vans and box trucks

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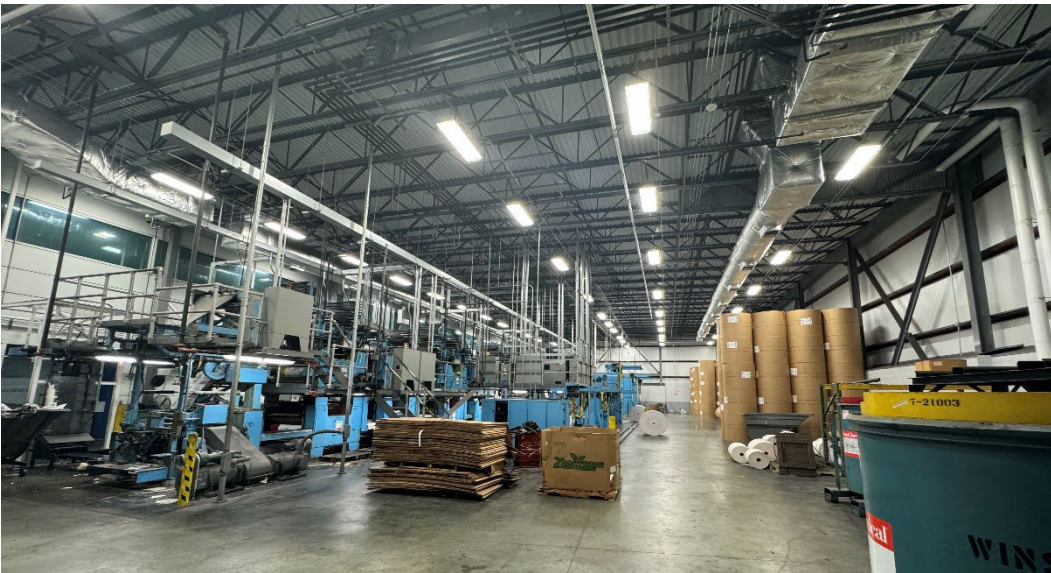
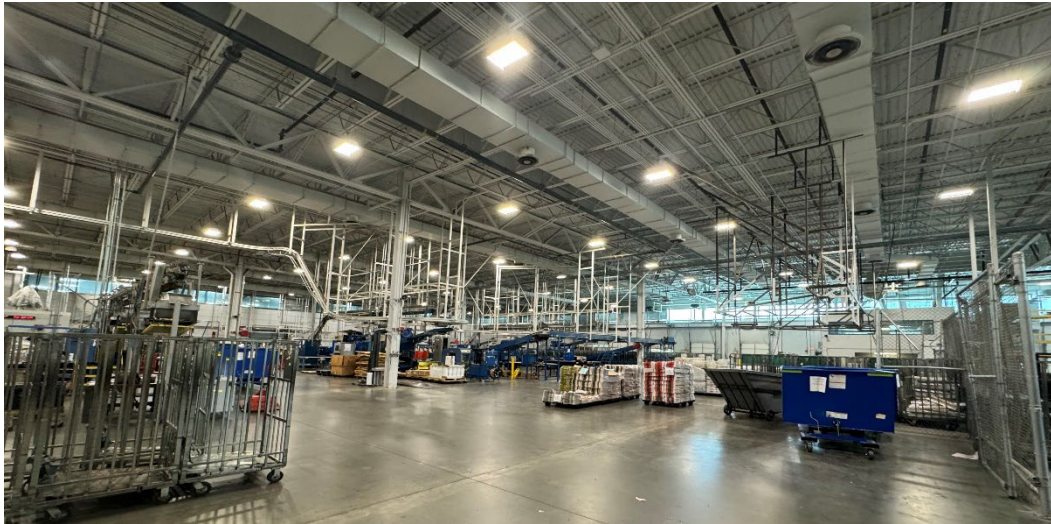




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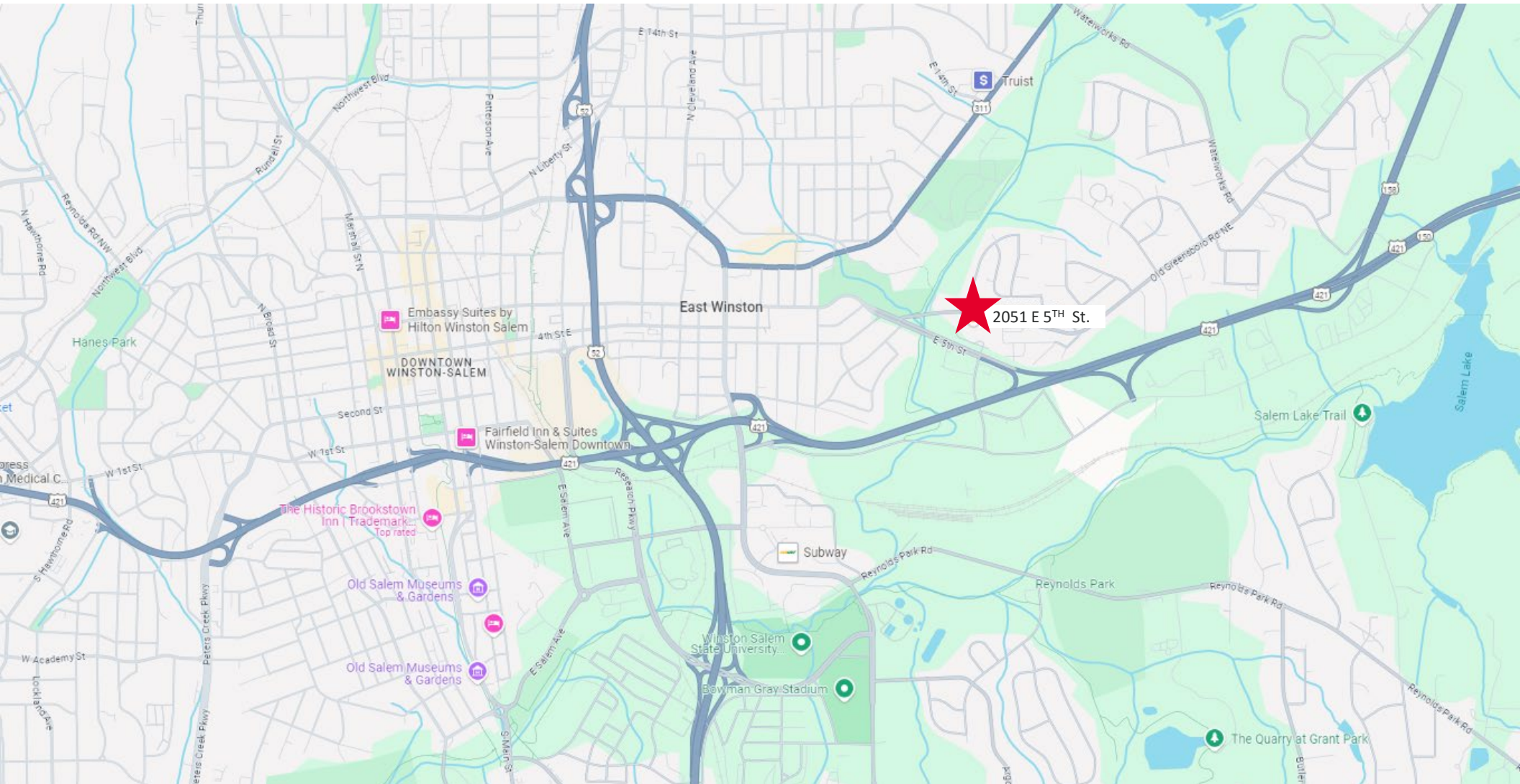
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DOWNTOWN WINSTON-SALEM

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