



**WHITAKER
PARK**

WINSTON-SALEM | NC

4035 REYNOLDS COURT

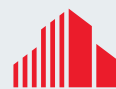
WINSTON-SALEM, NC 27105



FOR SALE OR LEASE

DISTRIBUTION / MANUFACTURING BUILDING

+/- 82,234 SF



**CUSHMAN &
WAKEFIELD**



BRENNAN
INVESTMENT GROUP



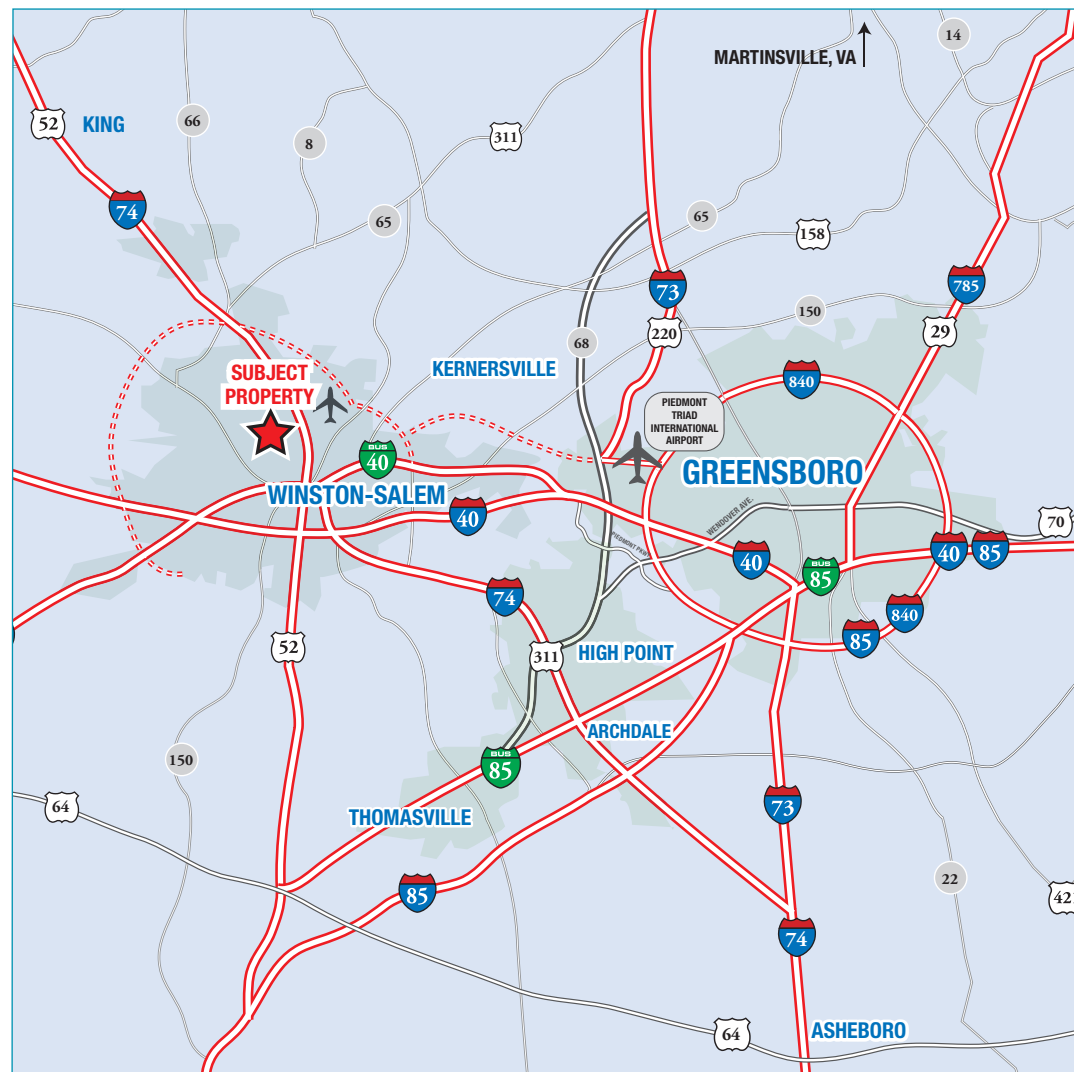
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Building Size:	+/- 82,234 SF
Office Space:	Build-to-suit
Clear Height:	23' - 26'
Site:	+/- 7 Acres
Construction Type:	Concrete, block and steel construction
Roofing:	TPO membrane
Column Spacing:	Varies
Dock Doors:	Four (4) with edge-of-dock levelers
Drive-In Doors:	Two (2) oversized doors
Dock Equipment:	Edge of dock
Auto Parking:	25 spaces (Expandable)
Rail Spur:	Rail service can be activated to rear
Fire Protection:	ESFR Sprinkler Protection, Electric Fire Pump
Power:	Heavy Power Service
Interior Lighting:	LED
Lease Rate:	\$5.25/SF NNN (assuming five (5) year lease) TI is negotiable based upon credit & lease term
Offer Price:	Call Broker for Pricing Info



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BUILDING PHOTOS



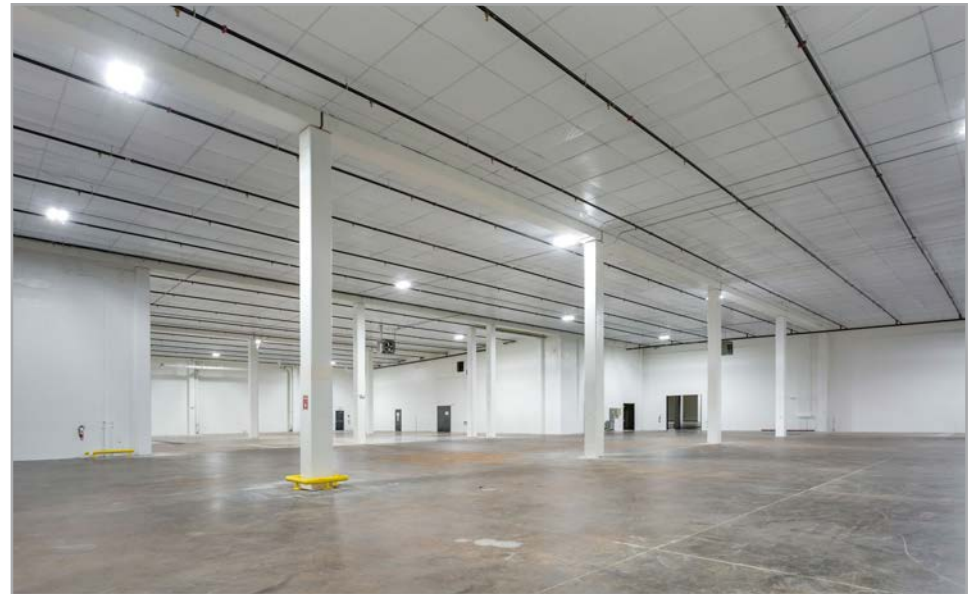


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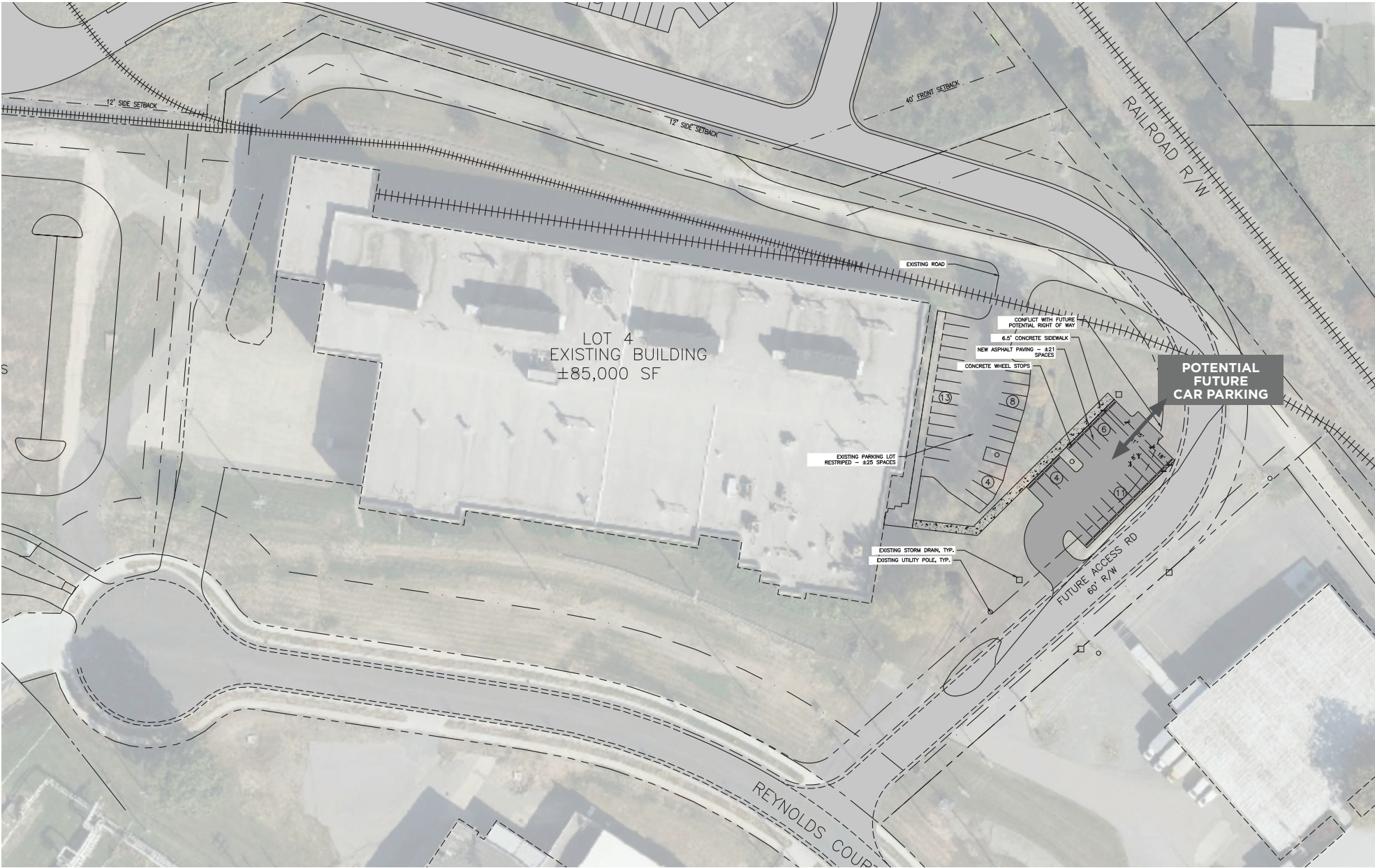


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SITE PLAN



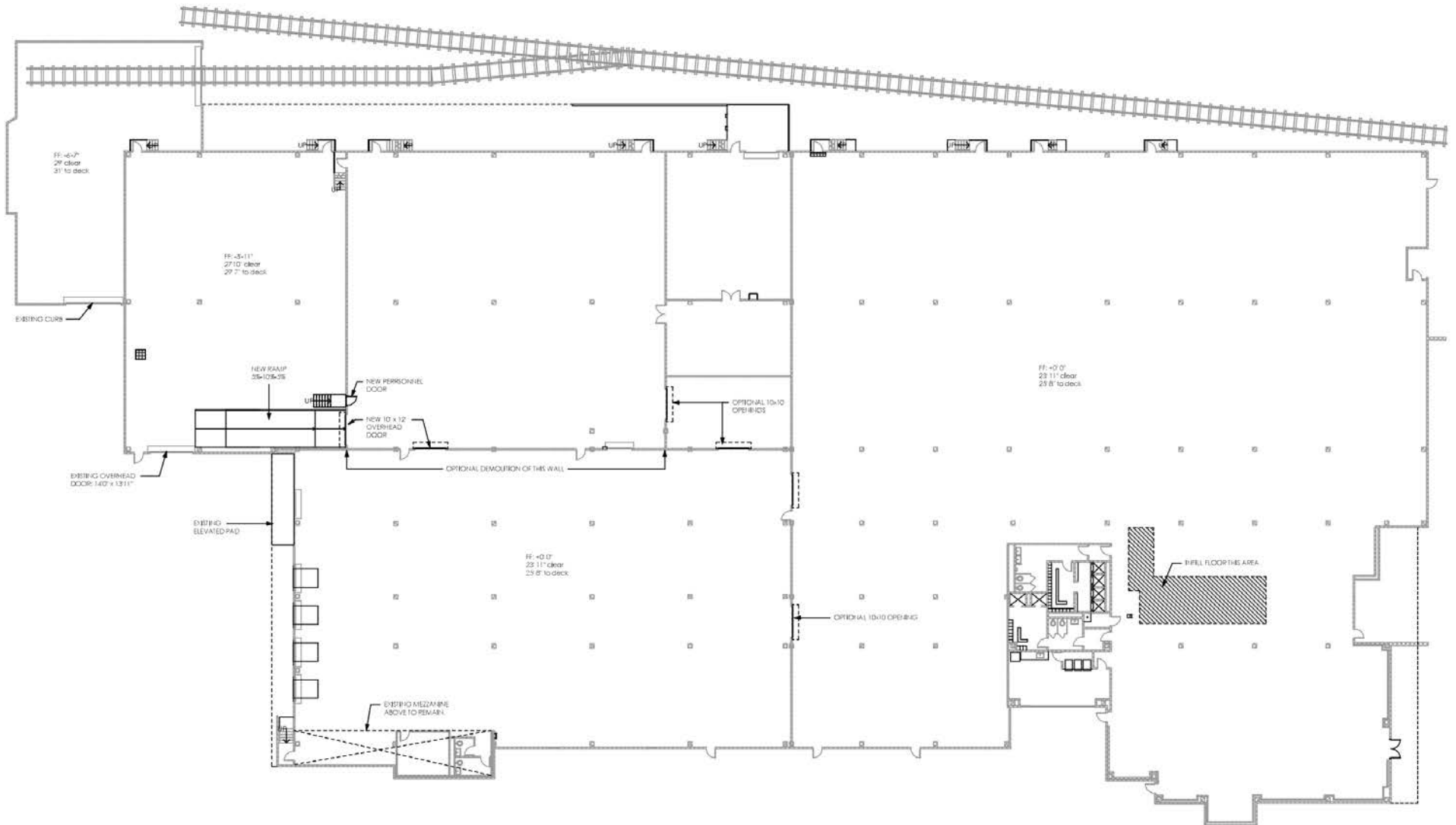


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FLOOR PLAN

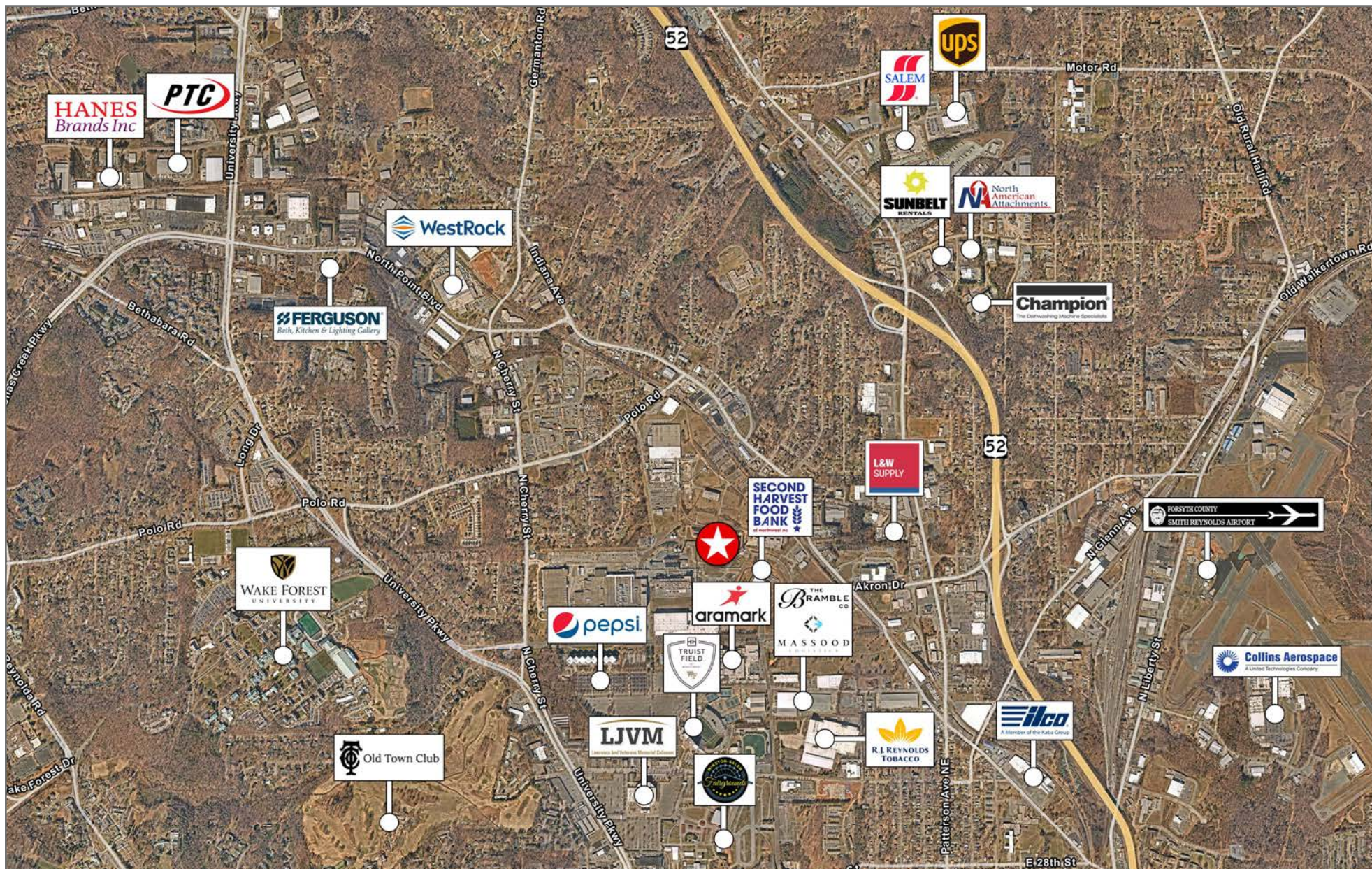


1 FLOOR PLAN - OVERALL
1/16" = 1'-0"

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SURROUNDING BUSINESSES / AMENITIES



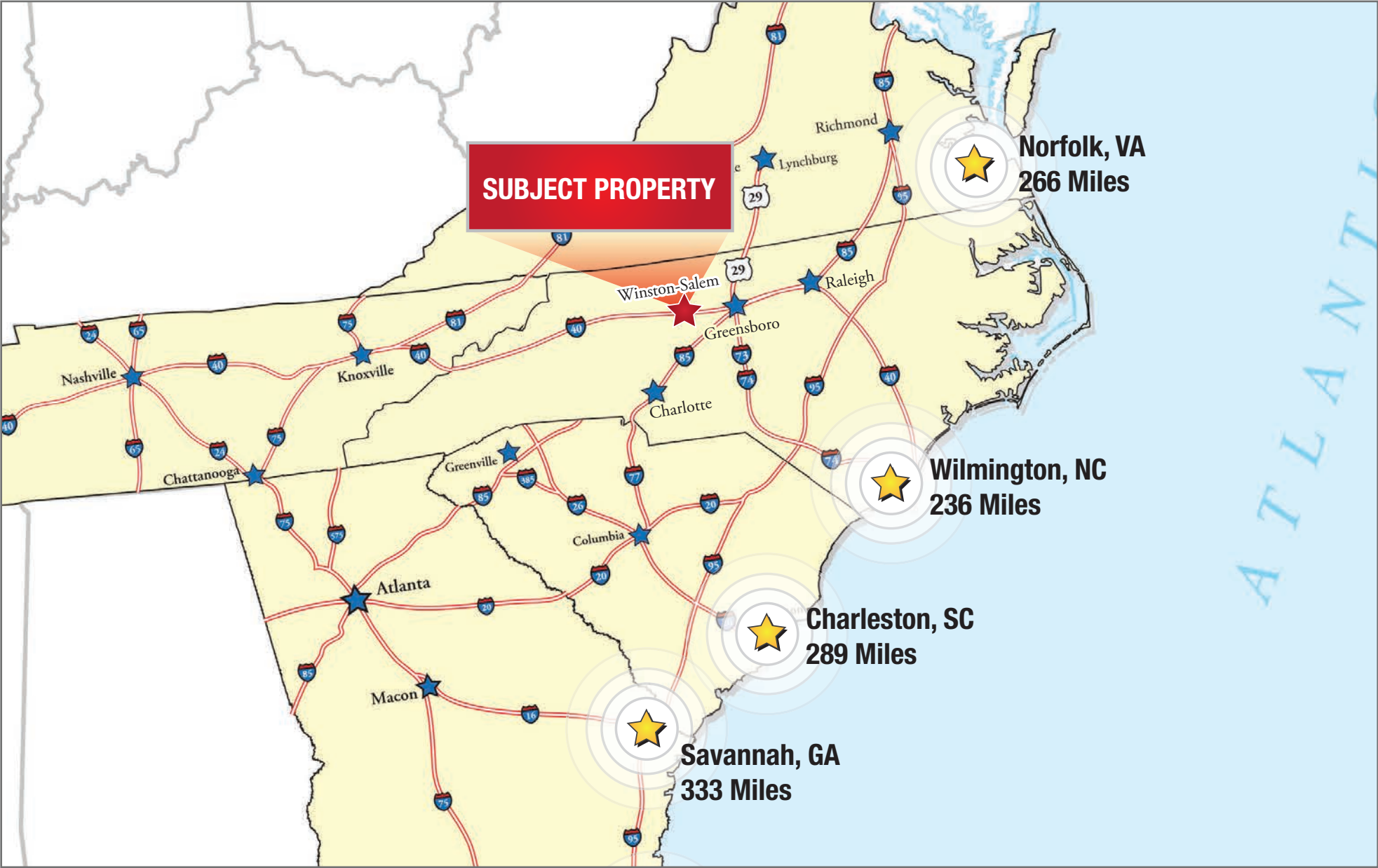
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INTERSTATES & PORTS MAP



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