

Up to 63,398 SF AVAILABLE FOR LEASE

Property Highlights

- Excellent access to major area highways and interstates:
I-40: 7 mins - 2.4 miles
I-73: 9 mins - 3.5 miles
I-85: 15 mins - 10.2 miles
- Piedmont Triad International Airport located just 15 minutes away (7 miles)
- Facility and truck court are fully fenced
- 1.3 Acres adjacent to building ideal for additional parking or expansion
- Excellent visibility and signage opportunities
- Clear Span

John Schultz

Managing Director

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Ryan Conboy, SIOR

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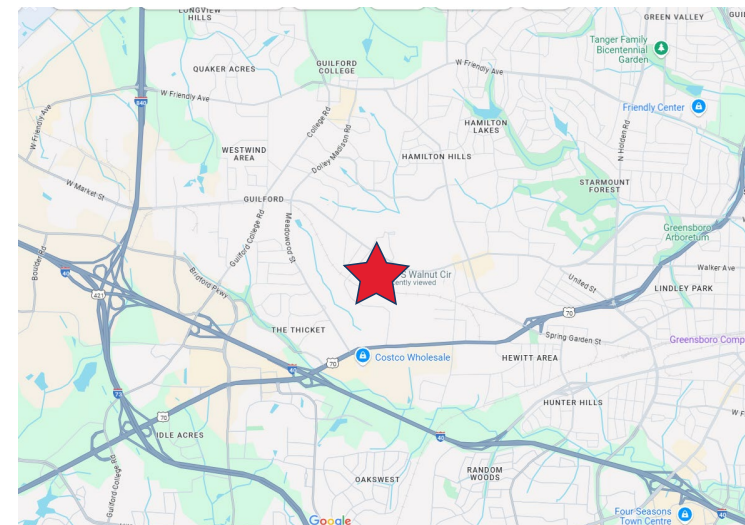
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Jason Ofsanko

Executive Director

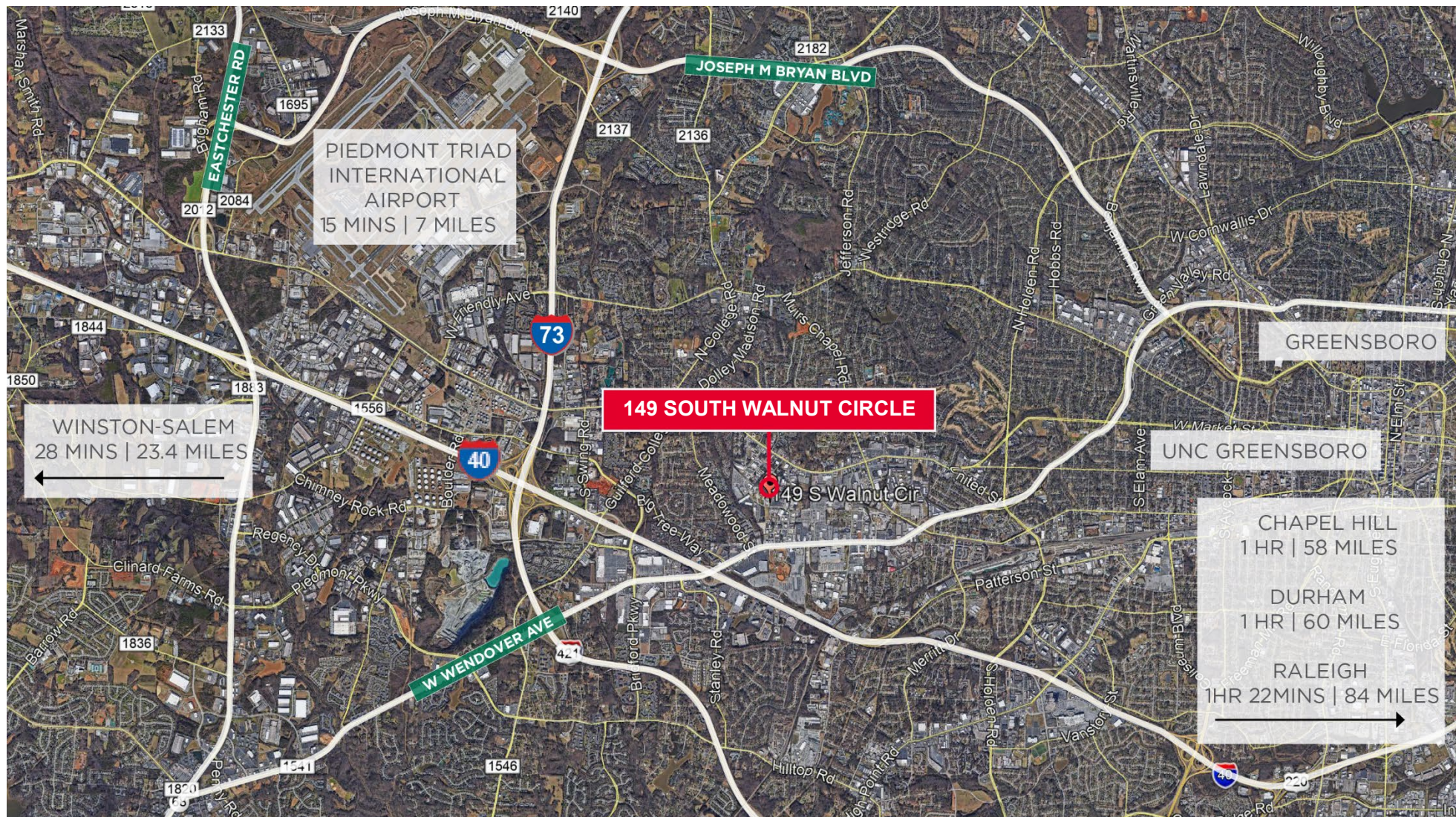
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121-D Reynolda Village
Winston-Salem, NC 27106

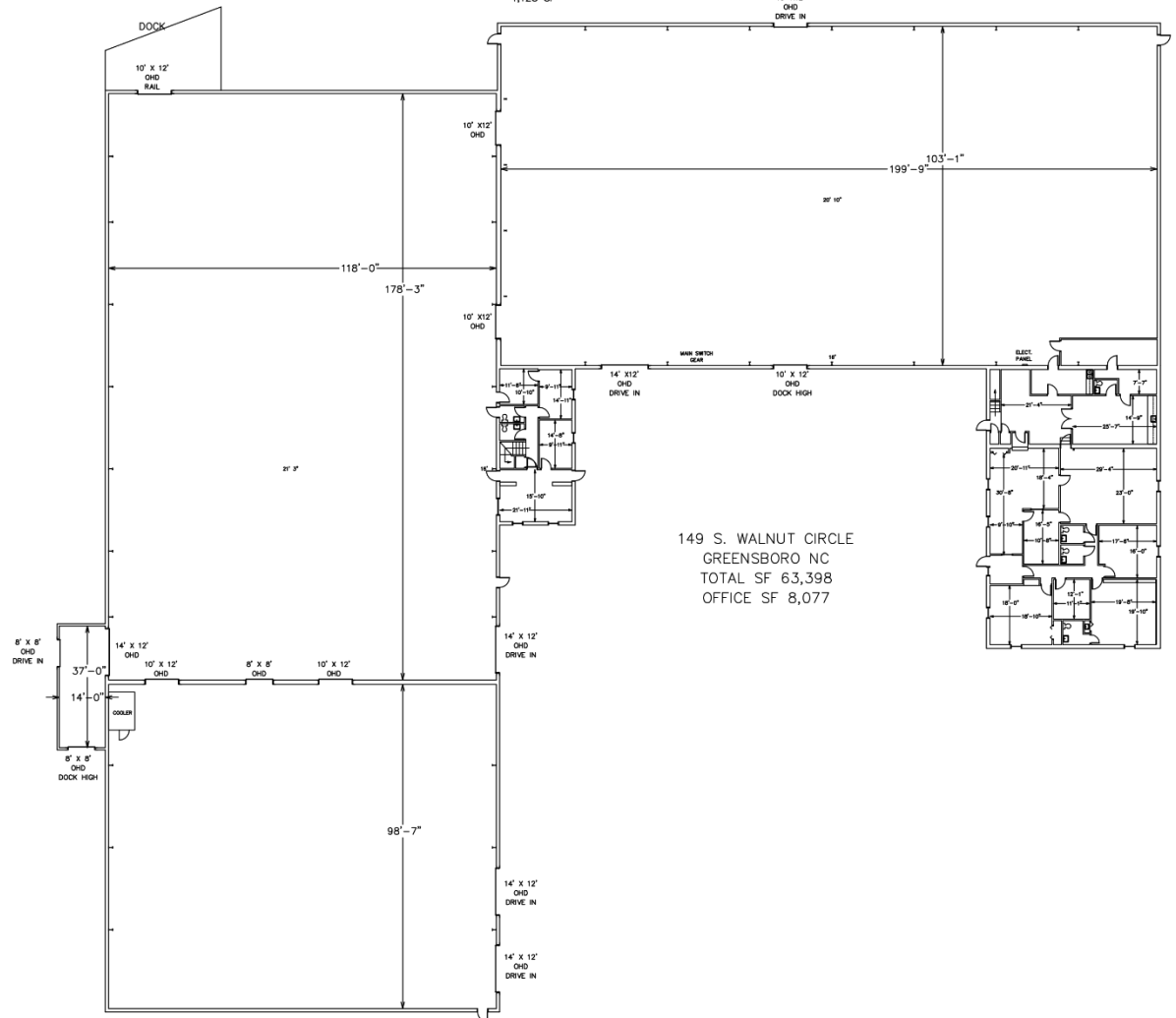
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BUILDING FEATURES

Total Site Acreage	4.09 AC
Building Size	±63,398 SF
Office	±8,077 SF
Lease Rate	\$6.50/SF NNN
Timing	May 2025
Parking	47 Auto
Year Built	1972/1976/1994
Zoning	LI - Light Industrial
Construction	Masonry
Clear	21'6" in the center, 16' at the eaves
Drive-Ins	4 - 14'W x 12'H
Dock High Doors	2 Dock High (10' x 12' and 8' x 8')
Lighting	LED with Motion Sensors
HVAC	Office Only
Power	Panel shows 1,200 Amps 208Y/120 3-Phase power
Roof	Metal - Center Pitch. Reconditioned in 2018
Other	Clear Span (no interior columns)



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