

# 4300 OLD GREENSBORO ROAD

WINSTON SALEM, NC 27101



4300 Old Greensboro Road | Winston Salem, NC 27101

**Available For Lease  $\pm$ 25,315 -  $\pm$ 65,625 SF**

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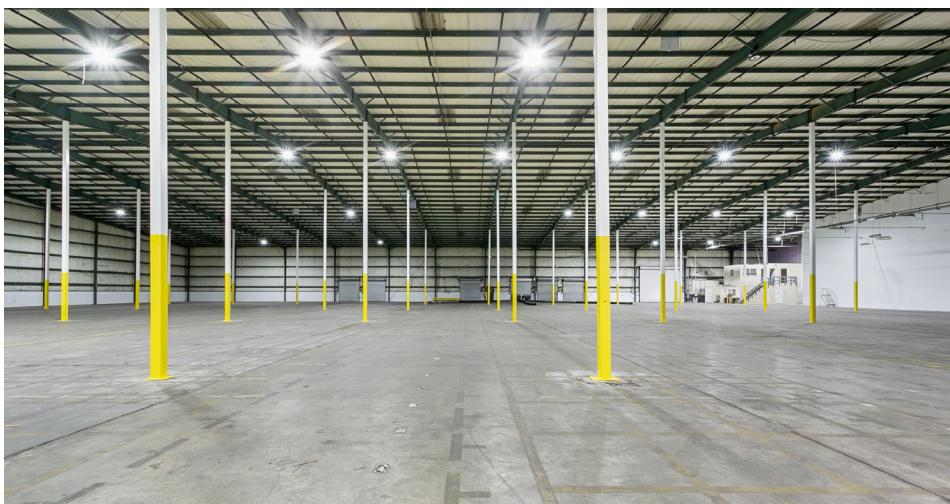
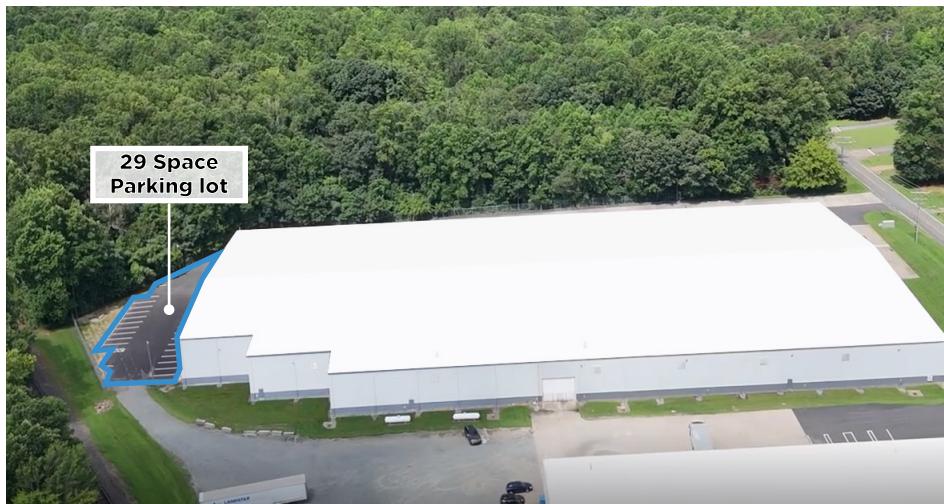
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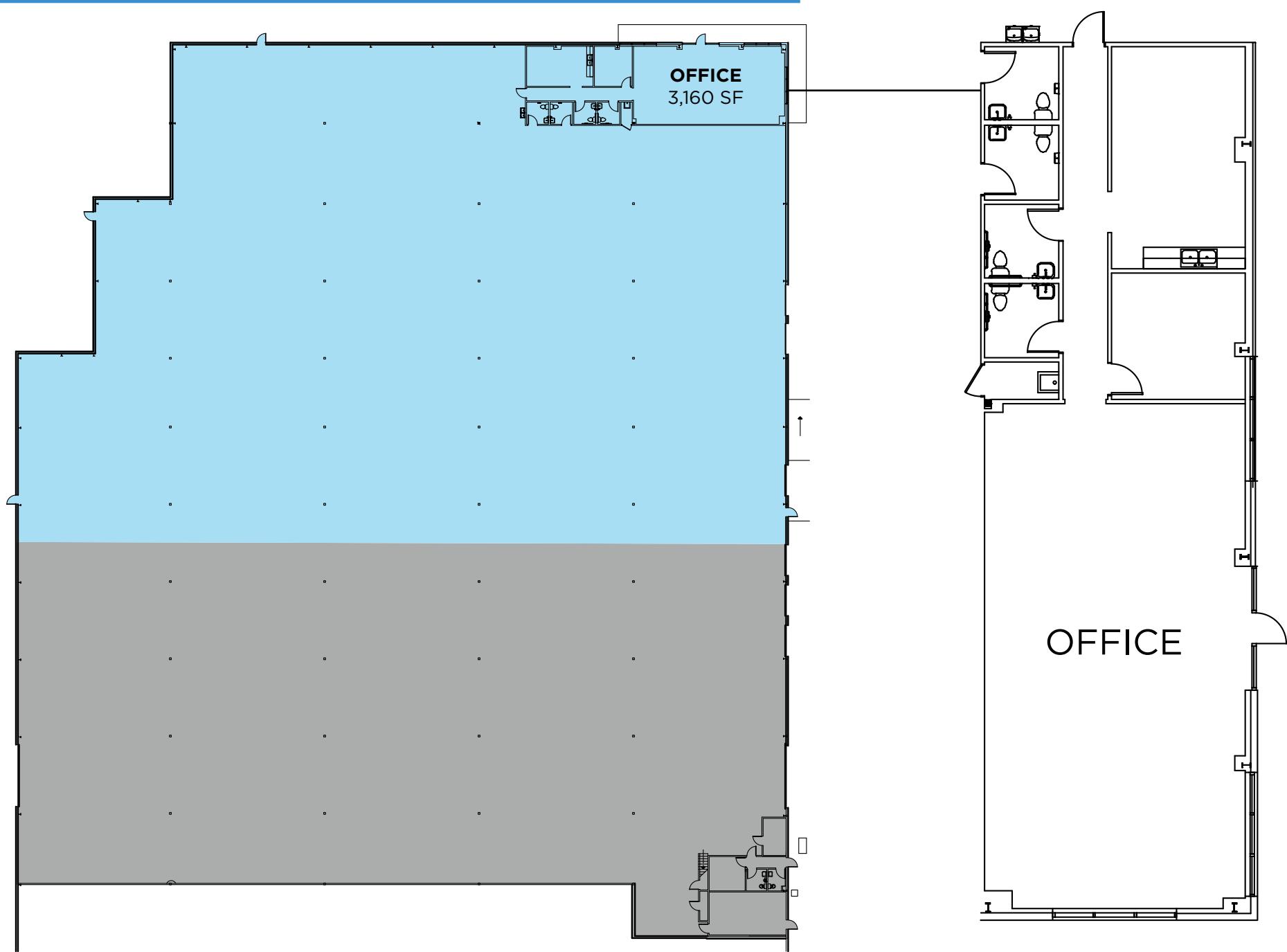
# PROPERTY OVERVIEW

<b>CLEAR HEIGHT:</b>	28'
<b>ADDITIONAL PARKING:</b>	29 Parking Spaces
<b>NEW SPEC OFFICE:</b>	± 2,500 SF (In-Process)
<b>DOCK DOORS:</b>	Six (6)
<b>GRADE-LEVEL:</b>	Two (2)
<b>DRIVE-IN RAMP:</b>	One (1)

<b>SPRINKLERS:</b>	ESFR
<b>POWER:</b>	400 amps, 3-Phase
<b>COLUMN SPACING:</b>	25'x50'
<b>TRUCK COURT:</b>	Fenced & Secured
<b>OUTSIDE STORAGE:</b>	Available
<b>PAVED PARKING:</b>	1 additional lot complete



# FLOORPLAN



# OUTSIDE STORAGE AVAILABLE

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# NEARBY NEIGHBORS



# DRIVE TIMES

I-40  
10 min / 7.2 miles

I-73  
18 min / 12.8 miles

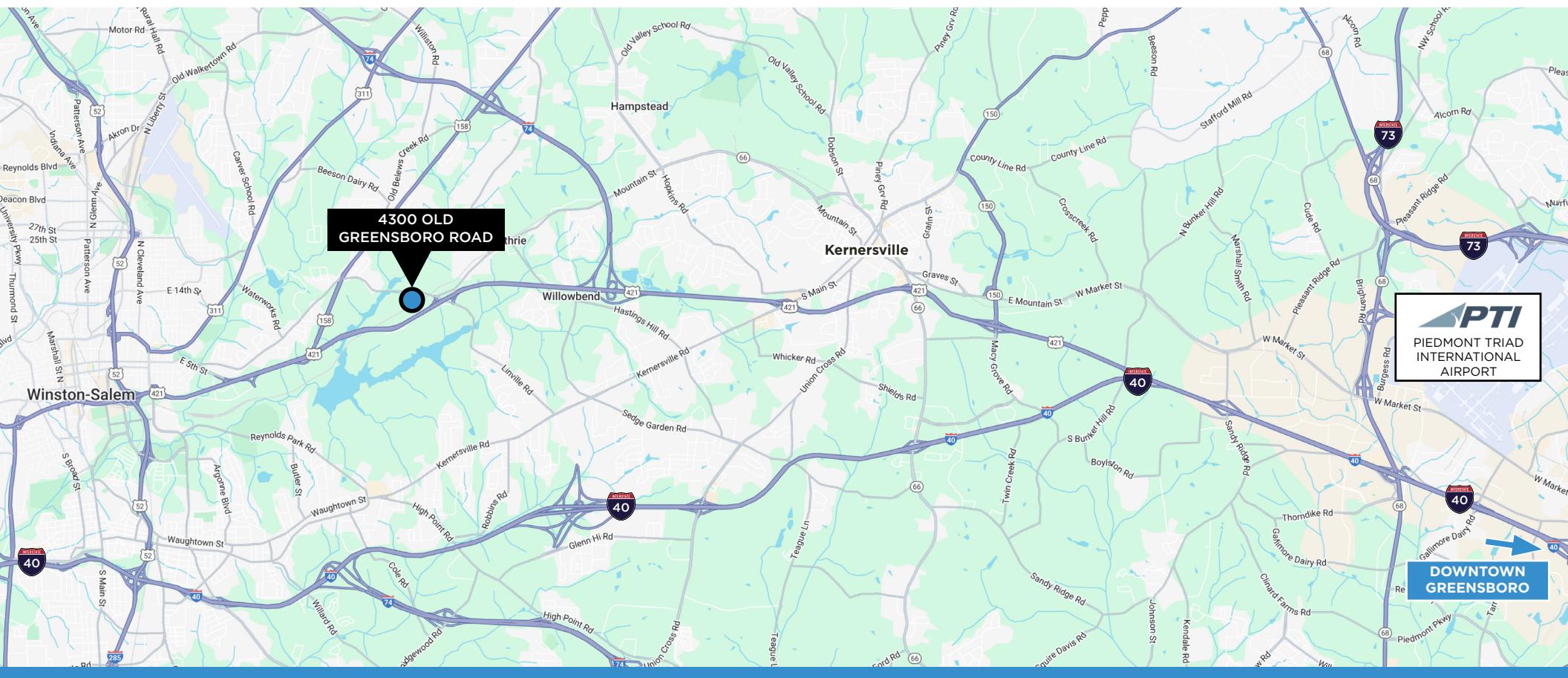
I-85  
35 min / 31.6 miles

I-840  
27 min / 28.4 miles

# PIEDMONT TRIAD INT'L AIRPORT

**21 min / 19 miles**

## DOWNTOWN GREENSBORO 26 min / 24.1 miles



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For More Information, Please Contact:

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