

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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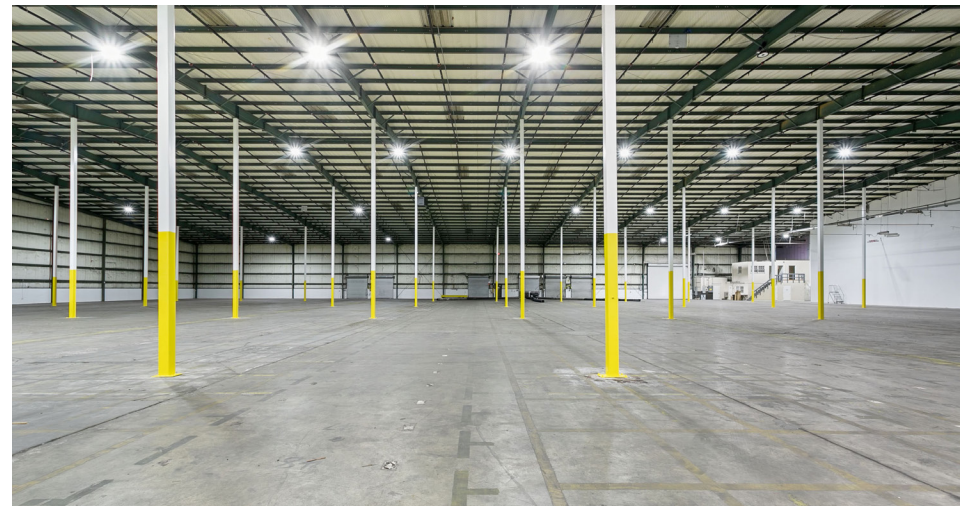
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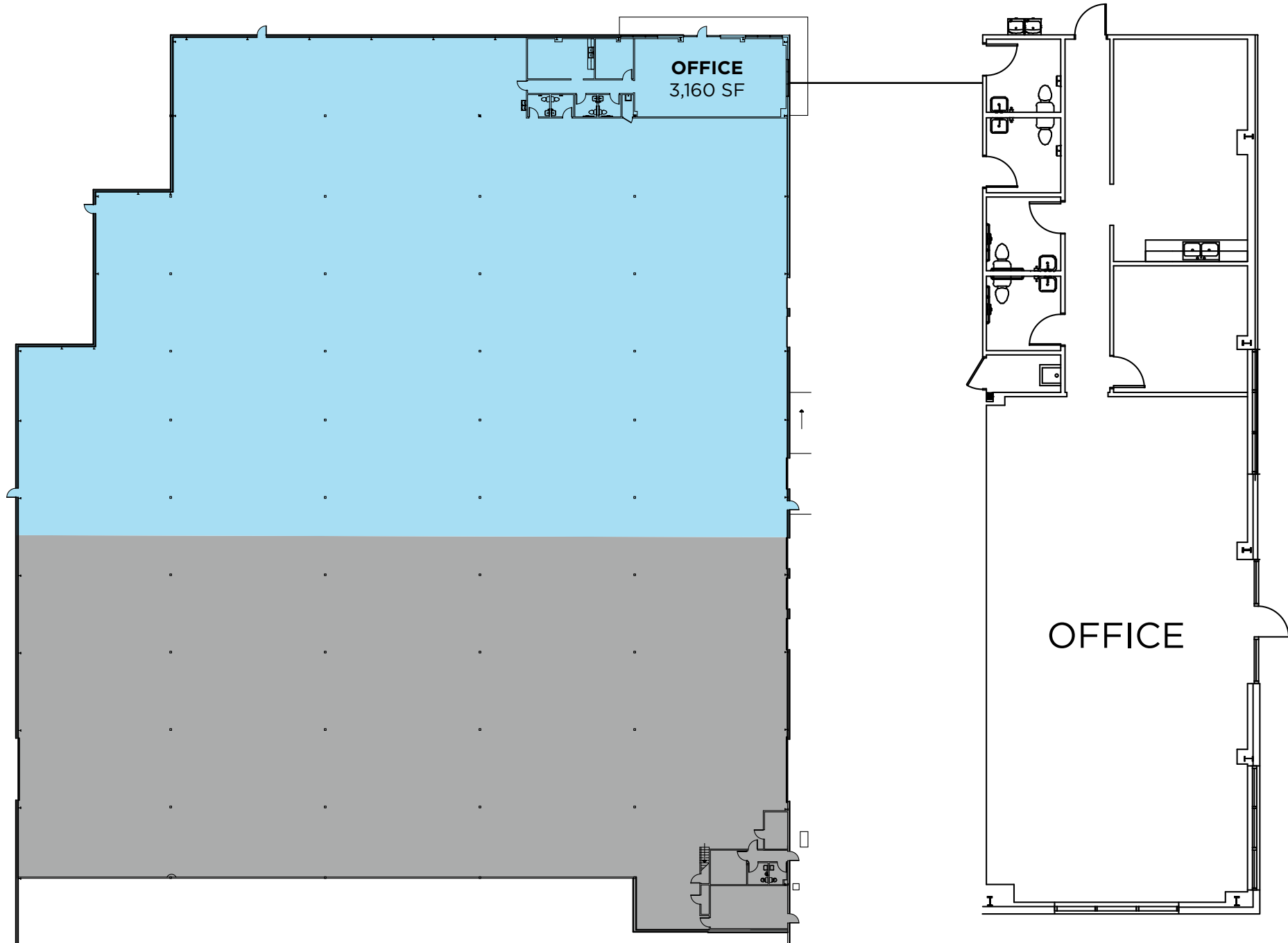
PROPERTY OVERVIEW

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

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



FLOORPLAN



OUTSIDE STORAGE AVAILABLE



NEARBY NEIGHBORS



Greensboro
24 Miles

EXPREZIT



Wheeling Village

Winston Salem
5 Miles

MOUNTAIN STREET



NEW GREENSBORO ROAD



OLD GREENSBORO ROAD NE

4300 Old
Greensboro Road



DRIVE TIMES

I-40

10 min / 7.2 miles

I-840

27 min / 28.4 miles

I-73

18 min / 12.8 miles

PIEDMONT TRIAD INT'L AIRPORT

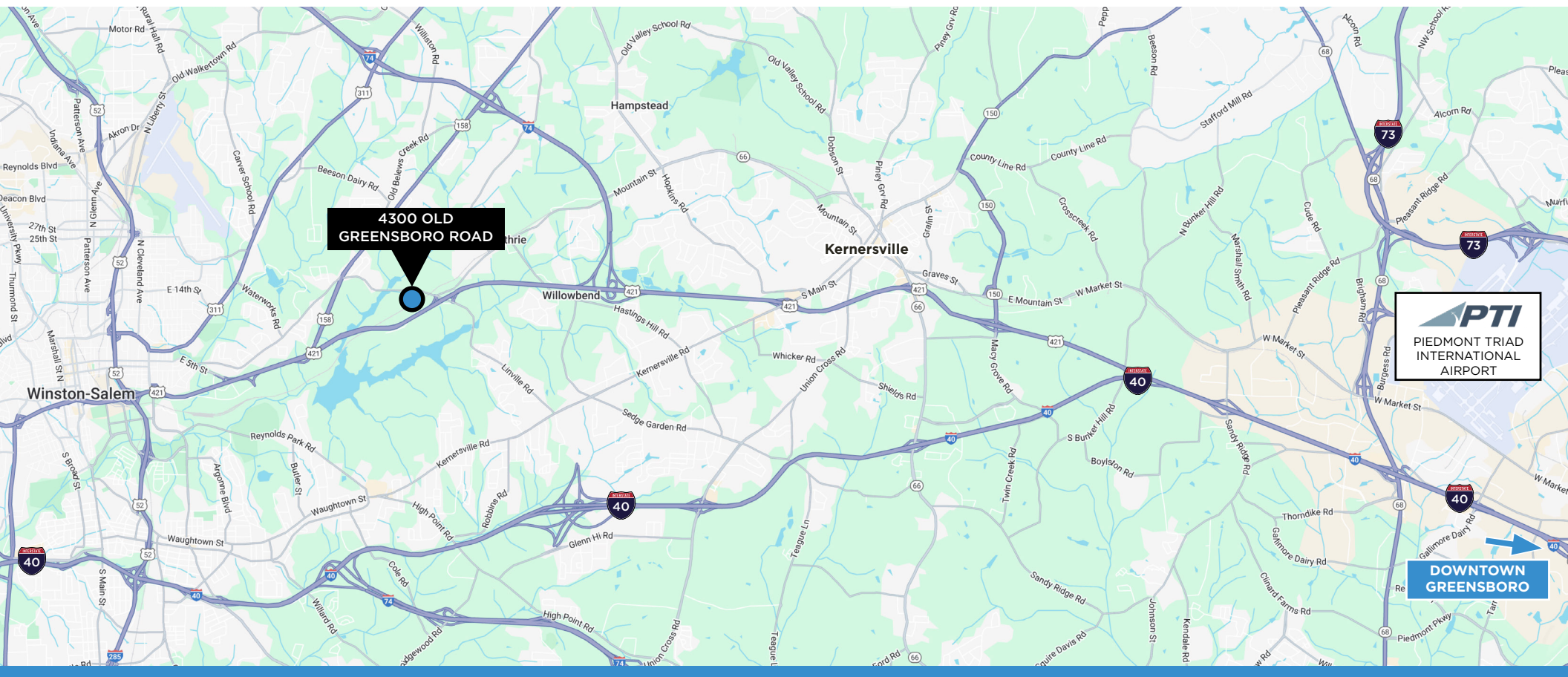
21 min / 19 miles

I-85

35 min / 31.6 miles

DOWNTOWN GREENSBORO

26 min / 24.1 miles



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For More Information, Please Contact:

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