

**±20,198 SF AVAILABLE FOR SUBLEASE**

## Property Highlights

- Call for lease rate
- **±20,198 SF Available**
- ±60,000 SF Industrial Building
- Eleven (11) Dock Height Doors
- Two (2) Drive-In Doors (12' x 12')
- 22' Eaves Clear Height
- Ordinary Hazard Wet Sprinkler System
- Zoned Light Industrial
- LED Lighting
- Sublease Expiration Date: 12/31/2027
- Electrical serviced by Duke Energy (200 amp/240v)
- Piedmont Natural Gas
- City of Winston-Salem Water/Sewer

### Bobby Finch

Executive Director  
+1 336 812 3303

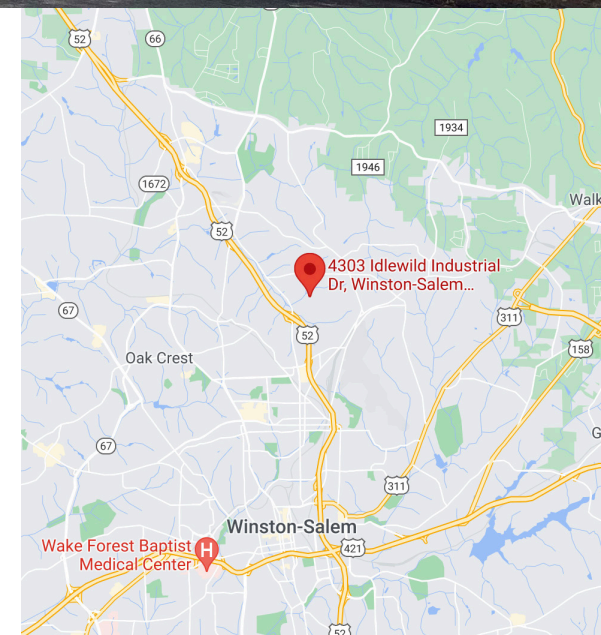
bobby.finch@cushwake.com

### Seth Constable

Senior Associate  
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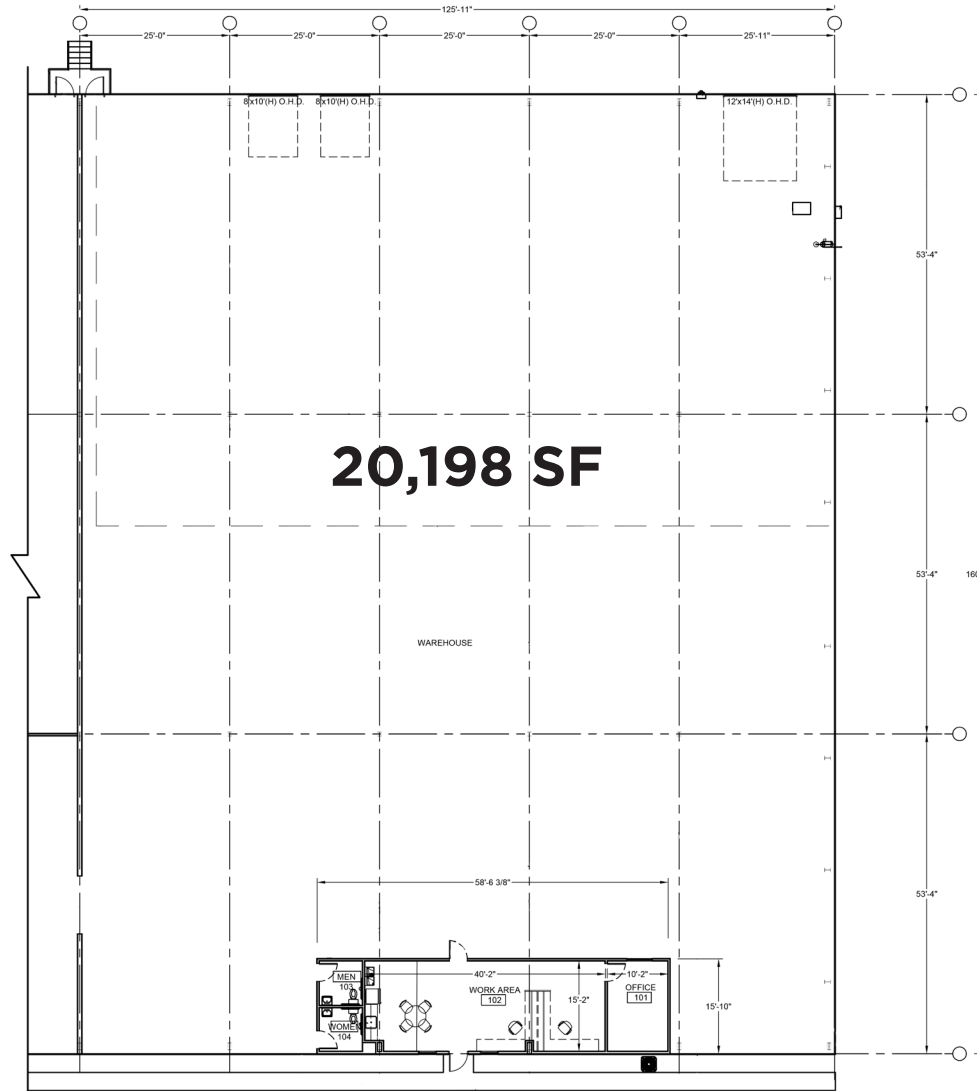


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## FLOOR PLAN

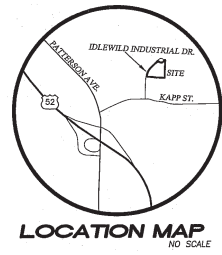
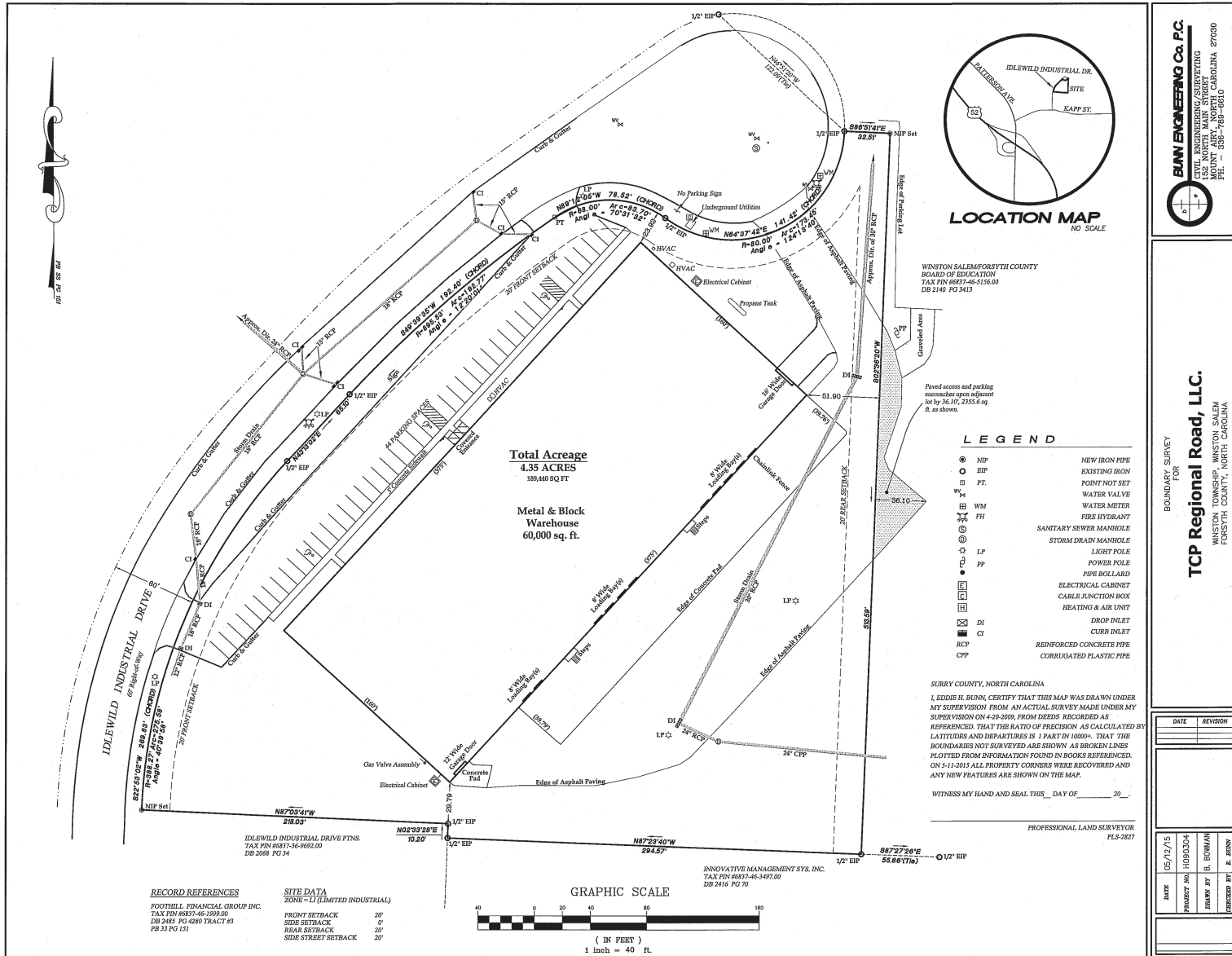


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**SURVEY**



**BUN ENGINEERING Co. P.C.**  
CIVIL ENGINEERING/SURVEYING  
100 SOUTH MAIN STREET  
WINSTON-SALEM, NORTH CAROLINA 27103  
P.H. - 336-746-8810

**TCP Regional Road, LLC.**  
WINSTON-TOWNSHIP, WINSTON-SALEM  
FORSYTH COUNTY, NORTH CAROLINA

DATE	REVISION
05/12/15	
05/03/04	
DRAWN BY	B. BOWMAN
ENGINEER BY	E. BUNN