

±25,000 UP TO 52,500 SF AVAILABLE FOR LEASE



Property Highlights

- **52,500 SF Industrial/ Distribution Building (Can be sub-divided from ±25,000 SF up to 52,500 SF)**
- 50,000 SF Warehouse Space, 2,500 SF Office Space (Mezzanine over office not included in SF)
- 3.39 Acres
- 18' Clear Height
- 25'x40'/25'x50'
- Constructed in 1987
- Zoned LI - Light Industrial
- Seven (7) 8'x10' & Two (2) 10'x10' dock high doors
- One (1) Drive-In Door
- Suspended Gas Packs Heat
- Ordinary Hazard Wet Sprinkler System
- 8' Fluorescent Lighting
- 200 Amp/240V Electric
- City of Winston-Salem Water & Sewer, Duke Power Electric, Piedmont Natural Gas
- **Call for lease rate**

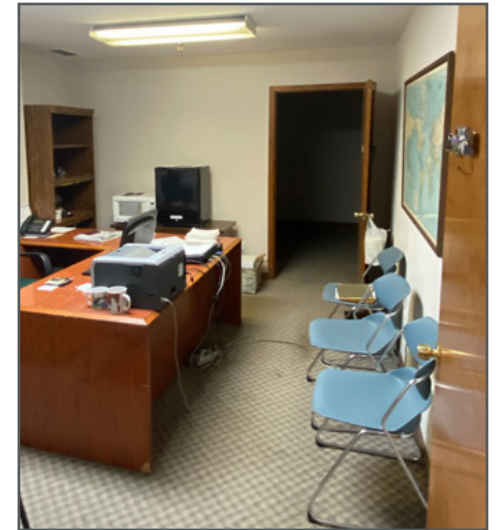
Bobby Finch

Executive Managing Director
+1 336 812 3303
bobby.finch@cushwake.com

Seth Constable

Senior Associate
+1 336 885 7815
seth.constable@cushwake.com

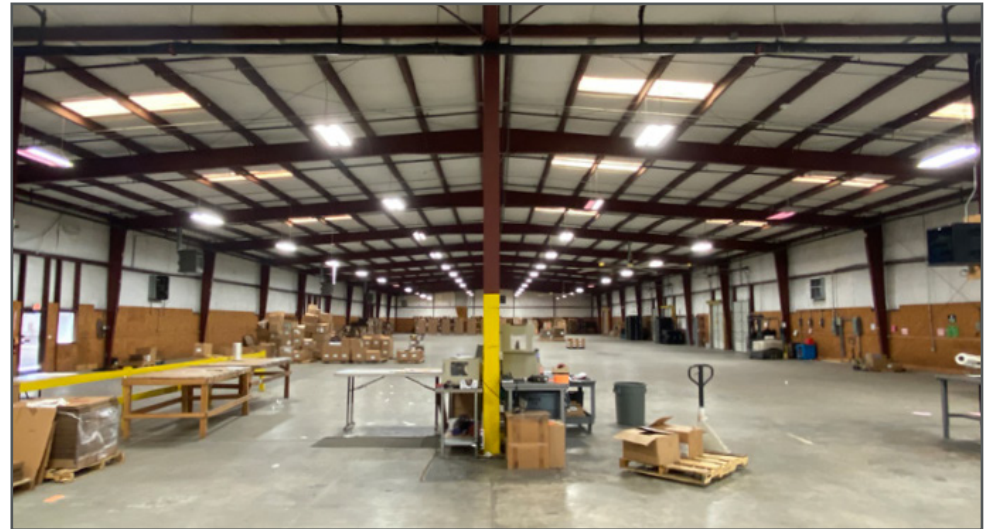
121-D Reynolda Village
Winston-Salem, NC 27106
Main +1 336 668 9999
Fax +1 336 668 0888
cushmanwakefield.com



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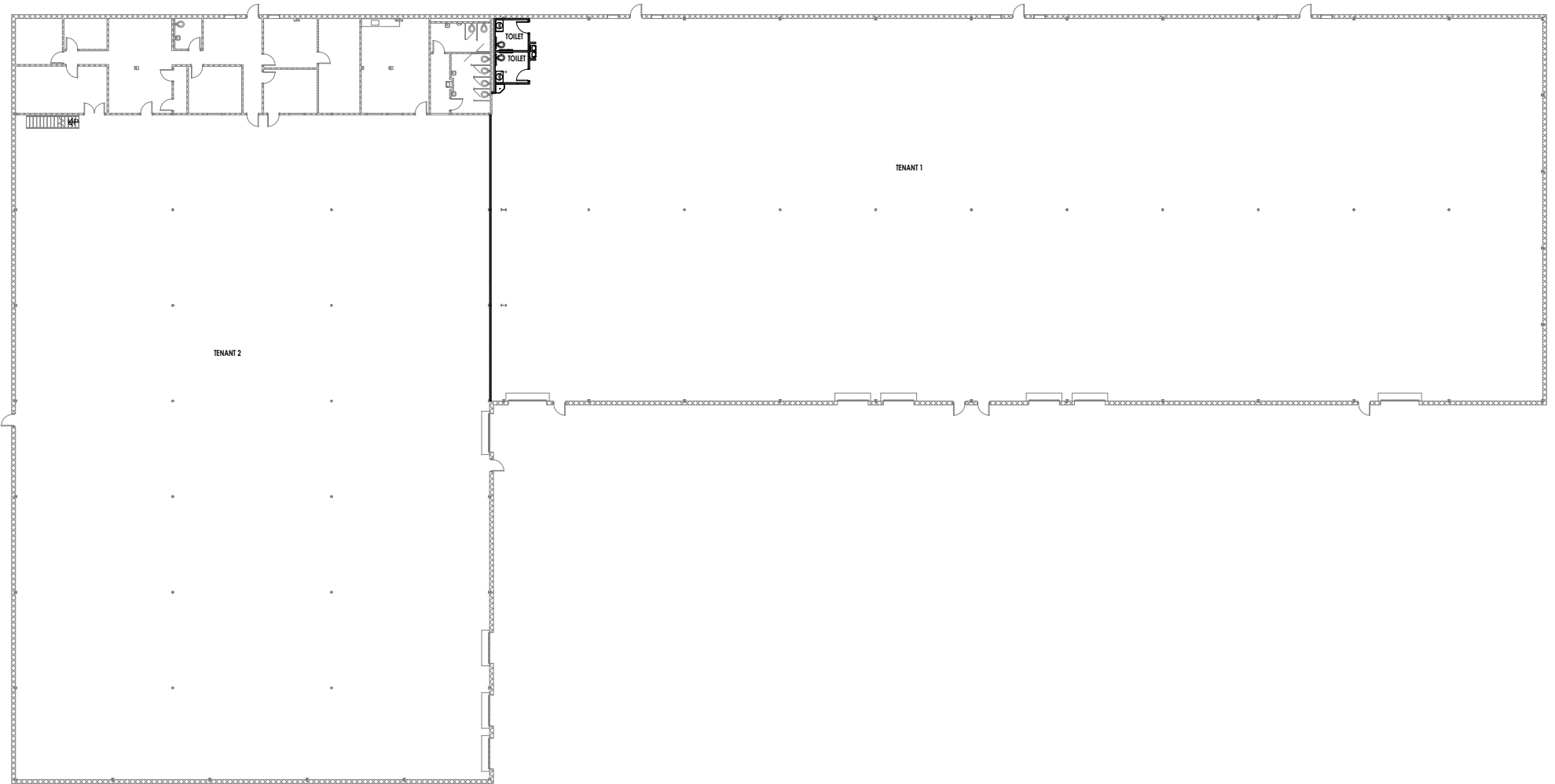
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5190 Indiana Avenue

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