

Available For Lease $\pm 50,624$ - $\pm 116,342$ SF

4300 OLD GREENSBORO ROAD

Winston Salem, NC 27101



PROPERTY OVERVIEW

AVAILABLE:	$\pm 50,624$ - $\pm 116,342$
OFFICE:	$\pm 7,407$ SF
CLEAR HEIGHT:	28'
DOCK DOORS:	Eleven (11)
GRADE-LEVEL:	Two (2)
DRIVE-IN RAMP:	One (1)
OUTSIDE STORAGE:	Available
POWER:	400 amps, 3-Phase
SPRINKLERS:	Wet System
COLUMN SPACING:	25'x50'
TRUCK COURT:	Fenced & Secured
PAVED PARKING:	1 additional lot complete
ADDITIONAL PARKING:	29 Parking Spaces

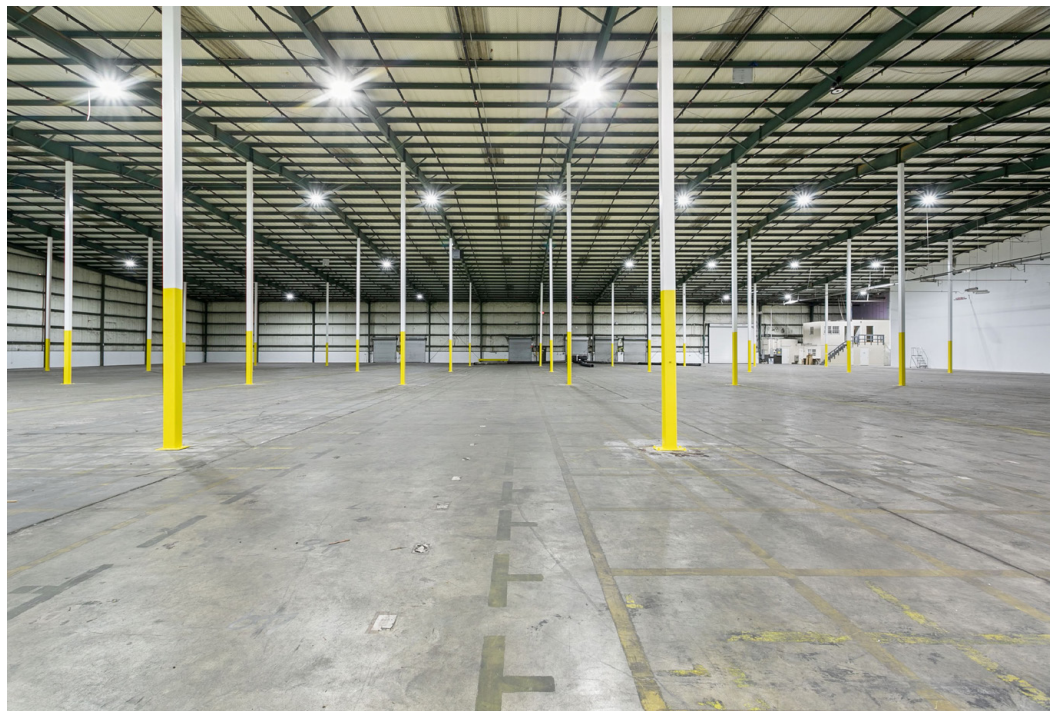


Jason Ofsanko
Executive Director
+1 336 812 3300
jason.ofsanko@cushwake.com

Jordan Mitchell
Managing Director
+1 336 201 0495
jordan.mitchell@cushwake.com

[Park Level Video](#)

[Suite 2 Interior Video](#)

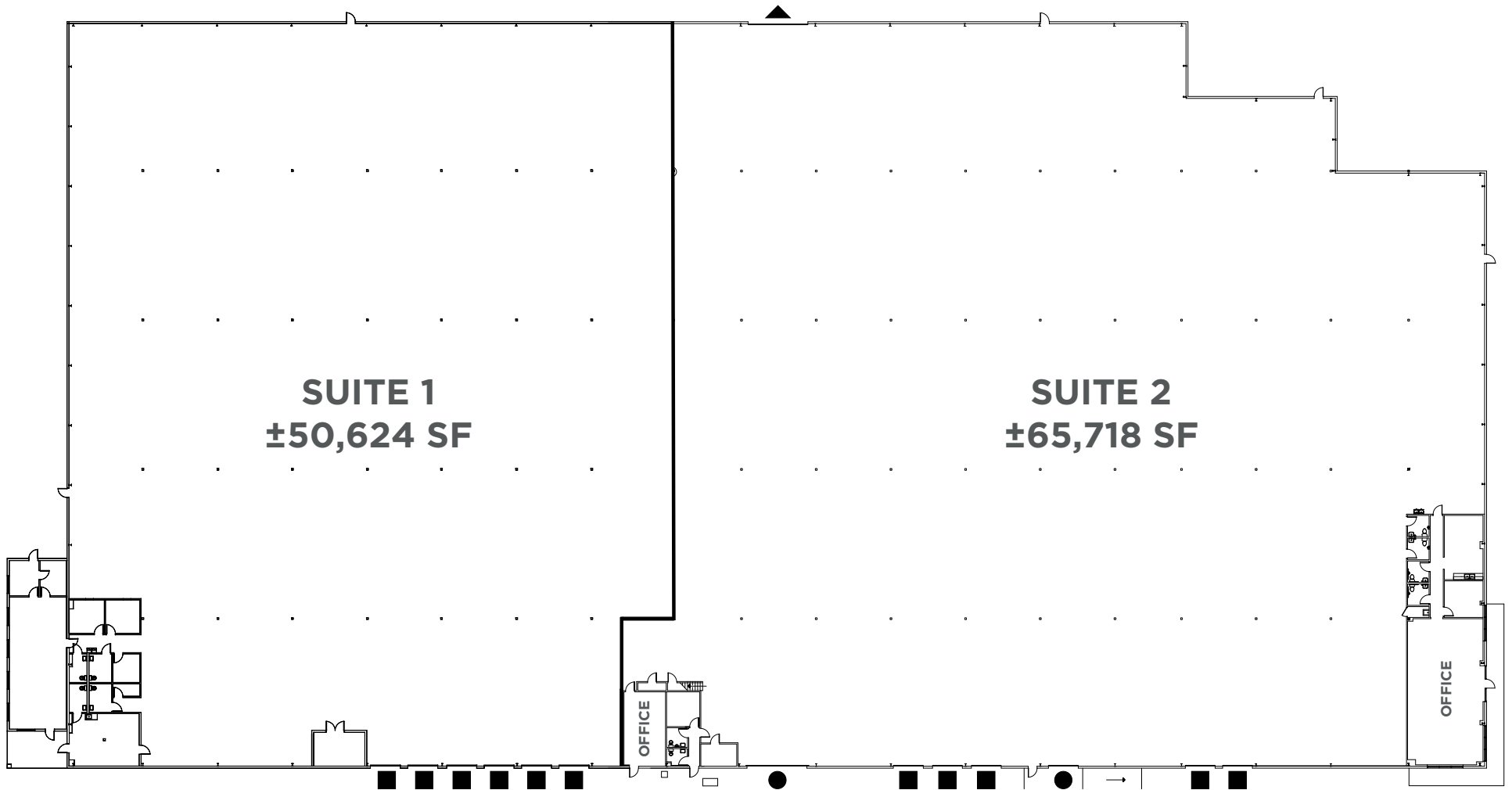


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FLOOR PLAN



LEGENDS

- 11 Dock-High Doors ■
- 2 Grade-Level Doors ●
- 1 Drive-In Ramp ▲

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OUTSIDE STORAGE AVAILABLE



1 Acre
Outdoor Storage

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NEARBY NEIGHBORS



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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



For more information, please contact:

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