

FOR SALE OR LEASE
1125 REYNOLDS BLVD.
Winston-Salem, NC



±426,800 SF ON TWO FLOORS
Industrial Building with Heavy Power and Full HVAC



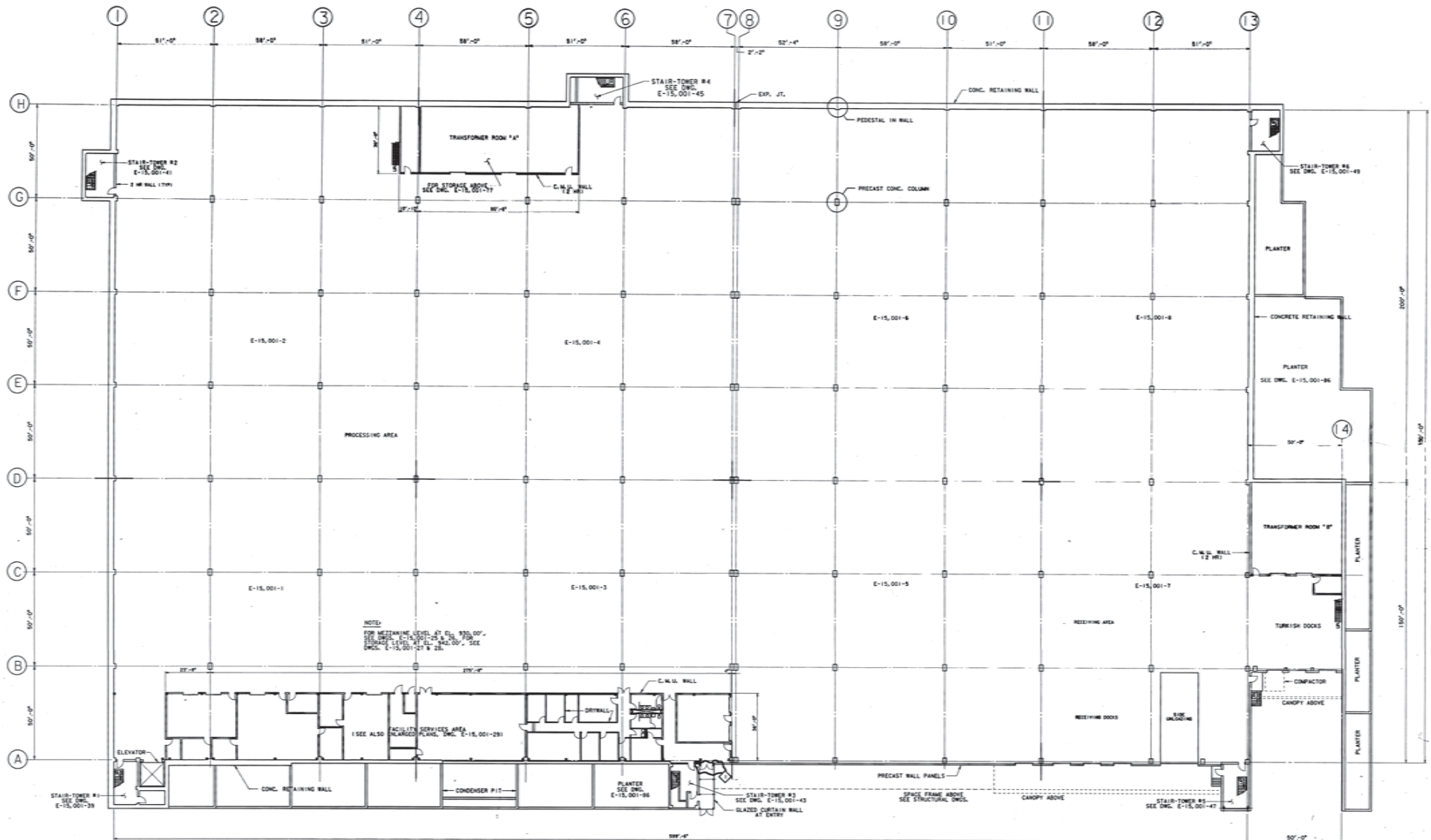
PROPERTY FEATURES

Address	1125 Reynolds Blvd. Winston-Salem, NC
Tax ID	Forsyth County NC PIN: 6827-70-1991
Year Built	1986
Total SF	±426,800 SF on two floors
Land Area	18.68 AC
Office Area	10,000 SF+
Construction	Concrete and Steel
Clear Height	Varies - 30' clear typical. 36' to deck
Lighting	Mix of Metal Halide and T5/T8 with Motion sensors
Loading	• Upper Level: Four (4) dock height doors • Lower Level: Eight (8) dock height doors • One (1) drive in bay
Column Spacing	50' x 51' and 50' x 58'
Sprinkler	• Ordinary Hazard Wet System • .30/3,000 and .38/3,000
HVAC	Potential for 100% HVAC
Electrical	• Three (3) 600 V transformers with step down service to 480V • 2,500 amps per transformer



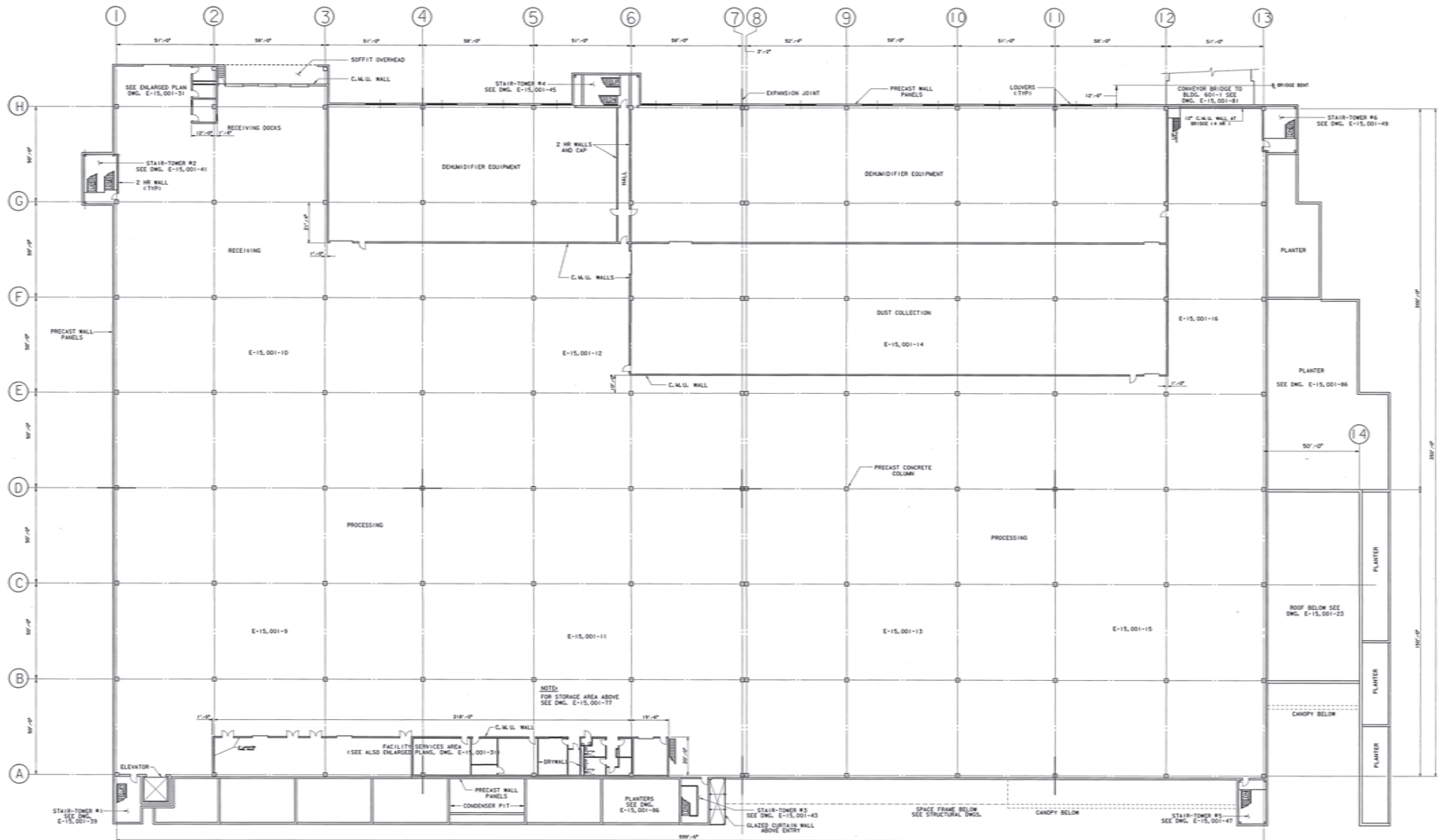
FLOOR PLANS

First Floor



FLOOR PLANS

Second Floor



PROPERTY PHOTOS





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