

1007 South Marshall Street

WINSTON-SALEM, NC 27101

± 19,947 RETAIL/DISTRIBUTION SPACE

FOR LEASE



Rare opportunity to lease a versatile ±19,947 SF building located minutes from downtown Winston-Salem. Formerly an auto parts distribution center and originally a Greyhound Service Station, this building has immense character and functionality. Ample parking available. New roof installed in 2016. 50+ parking spaces on-site.

TO LEARN MORE ABOUT THIS PROPERTY CONTACT:



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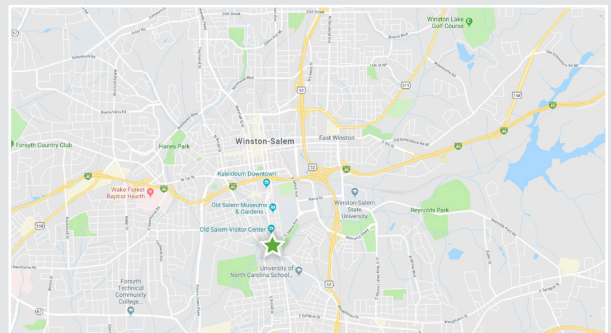
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- ±19,947 SF Retail/Distribution Building
- Located minutes from downtown Winston-Salem
- Ample parking available
- New roof installed in 2016
- **Lease Rate: \$3.95psf, NNN**

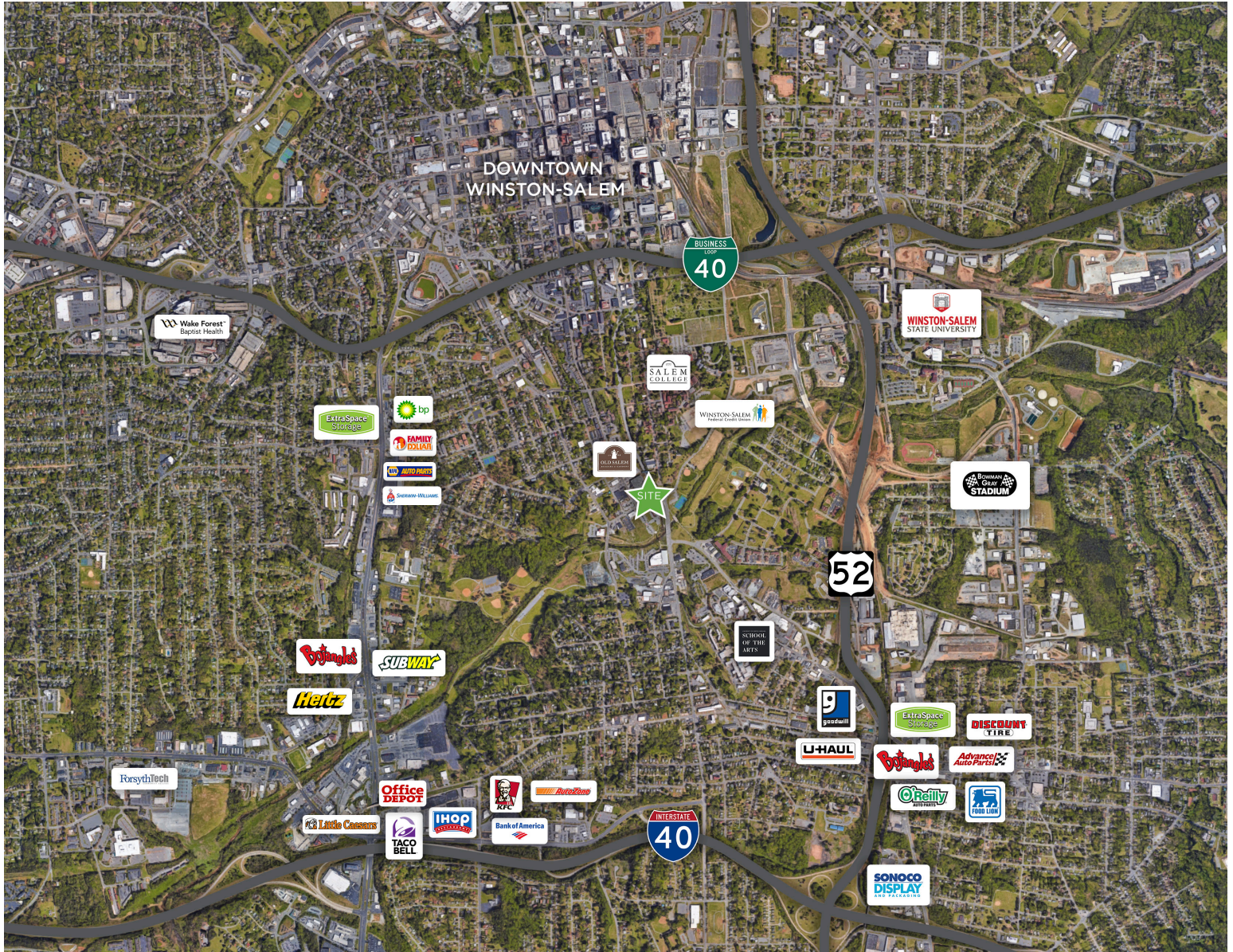


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PROPERTY DETAILS

Property Type	Retail	Property Subtype	Flex, Warehouse	Year Built	1940	# Buildings	1
Building SF ±	19,947	Ceiling Height	12'-18'	Year Roof Installed	2016	# Floors	1
Acres	1.2	Drive-In Height	10'	Roof	60-Mil TPO	Building Ext.	Block
Parking	Ample	# Drive-Ins	4	Elevator	No	Sprinkler	Wet Exposed

UTILITIES

Heat	Varies	Gas	PNG	Air	Partial	Electric	Duke
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TAX INFORMATION

Zoning	HB	Tax PIN	6835-21-8193	Tax Block/Lot	0578/237	Tax Value	\$604,200
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PRICING & TERMS

Lease Rate	\$3.95	Lease Type	NNN
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The information contained herein has been taken from sources deemed to be reliable. Linville Team Partners makes no representation or warranties, expressed or implied, as to the accuracy of this information. All information in this document is subject to verification prior to purchase or lease.

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