

1118 N. Trade Street

WINSTON-SALEM, NC 27101

DOWNTOWN WINSTON-SALEM WAREHOUSE

FOR SALE/LEASE



Warehouse located in the emerging North Trade/Industry Hill district. 1.1 acre site containing an approximately 22,600sf warehouse and adjoining lot. Warehouse is 10' clear and 11' to the deck; has one dock door with leveler, one drive-in door, and two man doors for access. Parking along 12th street and in the adjoining. For sale or lease.

TO LEARN MORE ABOUT THIS PROPERTY CONTACT:



Jordan Cooper

E Jordan@LTPcommercial.com

M 303.717.3160

P 336.724.1715



Aubrey Linville

E Aubrey@LTPcommercial.com

M 336.345.7300

P 336.724.1715

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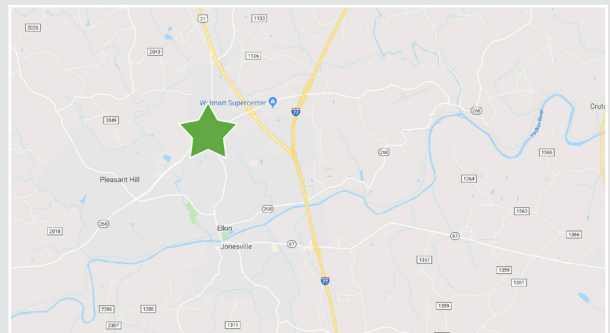
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FOR SALE/LEASE



- Warehouse located in the emerging North Trade/ Industry Hill district
- 1.1 acre site containing \pm 22,600sf warehouse and adjoining lot
- Warehouse is 10' clear and 11' to the deck, has one dock door with leveler, one drive-in door, and two man doors for access
- **Sales Price: \$625,000**
- **Lease Rate: \$2.75psf, NNN**



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DOWNTOWN WINSTON-SALEM WAREHOUSE

FOR SALE/LEASE

LOCATION

Address 1118 N. Trade Street, Winston-Salem, NC 27101

PROPERTY DETAILS

Property Type	Industrial	Property Subtype	Warehouse	# Dock Doors	1	Flooring	Concrete
Available SF ±	22,600	# Buildings	1	Deck Height	11'	Roof Type	Flat
Office SF	200	Year Built	1947	Clear Height	10'	Building Exterior	Block
Acres	1.10	# Floors	1	# Drive-Ins	1	Sprinklered	Yes

UTILITIES

Electrical	Duke Energy	Water/Sewer	Public	Air/Heat		Gas	
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TAX INFORMATION

Zoning	GI	Tax Value	\$282,000	Tax PIN(s)	6836-10-6637
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PRICING & TERMS

Sales Price	\$625,000	Lease Rate	\$2.75	Lease Type	NNN	Terms	
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Comments Warehouse located in the emerging North Trade/Industry Hill district. 1.1 acre site containing an approximately 22,600sf warehouse and adjoining lot. Warehouse is 10' clear and 11' to the deck; has one dock door with leveler, one drive-in door, and two man doors for access. Parking along 12th street and in the adjoining. For sale or lease.

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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