

## 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. Sitting on a 1.1 acre site, this property contains an approximately  $\pm 22,600$  SF 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.

TO LEARN MORE ABOUT THIS PROPERTY CONTACT:



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DOWNTOWN WINSTON-SALEM WAREHOUSE

FOR SALE/LEASE



- Warehouse located in the emerging North Trade/ Industry Hill district
- 1.1 acre site containing ±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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2020 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	11,559	17,454	161,957
TOTAL HOUSEHOLDS	5,138	27,233	65,094
AVG. HOUSEHOLD INCOME	\$44,072	\$63,056	\$63,047

### LOCATION

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

### PROPERTY DETAILS

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

### UTILITIES

**Electrical** Duke Energy      **Water/Sewer** Public      **Air/Heat**

### TAX INFORMATION

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

### PRICING & TERMS

**Sales Price** \$625,000      **Lease Rate** \$2.75      **Lease Type** NNN

**Comments** Warehouse located in the emerging North Trade/Industry Hill district. Sitting on a 1.1 acre site, this property contains an approximately ±22,600 SF 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.

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