

3401 Indiana Avenue

WINSTON-SALEM, NC 27105

±32,000 SF FLEX SPACE

FOR LEASE/SALE



1.94 acres on the signalized corner of Indiana Avenue and Reynolds Blvd., adjacent to Whitaker Park. ±32,000 SF of flex space with two docks and a freight elevator. Located in an opportunity zone. Available for sale or for lease.

TO LEARN MORE ABOUT THIS PROPERTY CONTACT:



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Linville | Team Partners

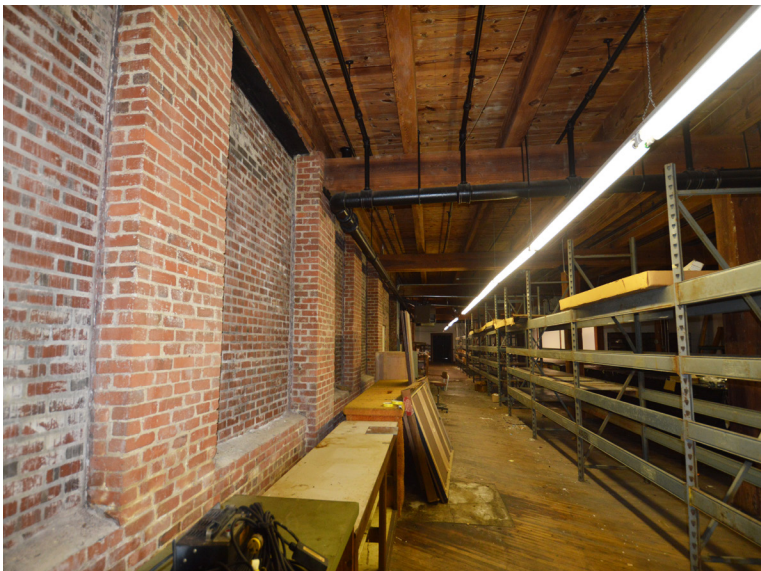
COMMERCIAL REAL ESTATE

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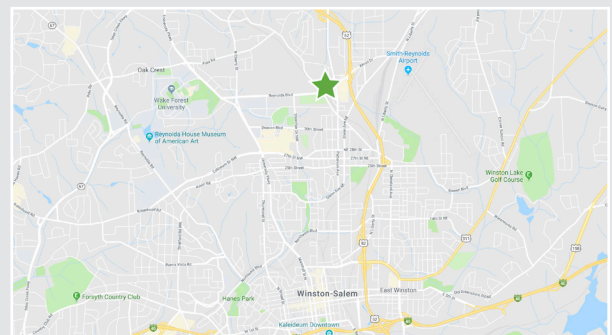
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±32,000 SF FLEX SPACE

FOR LEASE/SALE



- ±27,000 SF Warehouse Space, ±5,000 SF Office Space on 1.94 Acres
- Located on signalized corner of Indiana Avenue and Reynolds Blvd.
- 2 Docks, 1 Freight Elevator
- Lease Rate: \$2.75 PSF, Modified Gross
- Sales Price: \$875,000



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PROPERTY DETAILS

Property Type	Industrial	Property Subtype	Flex, Warehouse	Year Built	1921	Acres	1.94
Building SF ±	32,000	Office SF ±	5,000	Warehouse SF ±	27,000	Roof	Bowstring
Restrooms	4	# Dock Doors	2	# Floors	2	Flooring	Wood

UTILITIES

Heat	Central	Gas		Water/Sewer	City	Electric	Duke
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TAX INFORMATION

Zoning	LI	Tax Block/Lot	2431	Tax Map	630870	PIN	6837-20-4369
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PRICING & TERMS

Lease Rate	\$2.75	Lease Type	Modified Gross	Sales Price	\$875,000	Tax Value	\$352,200
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Comments	1.94 acres on the signalized corner of Indiana Avenue and Reynolds Blvd., adjacent to Whitaker Park. ±32,000 SF of flex space with two docks and a freight elevator. Located in an opportunity zone. Available for sale or for lease.						
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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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