

# 4401 N. CHERRY STREET

FOR LEASE | WINSTON-SALEM, NC 27105

Linville | Team Partners

COMMERCIAL REAL ESTATE



INDUSTRIAL/WAREHOUSE SPACE

## PROPERTY HIGHLIGHTS

PROPERTY TYPE	Industrial/Warehouse
AVAILABLE SF ±	3,486
LEASE RATE	\$8.00, NNN

## DESCRIPTION

±3,486 SF warehouse space available with a very versatile floor plan. This property is a mix of office space with storage and warehouse, drive-in door, and owner's office.



KATIE MEALKA

E [Katie@LTPcommercial.com](mailto:Katie@LTPcommercial.com)

M 336.473.0206

P 336.724.1715

NICK GONZALEZ

E [Nick@LTPcommercial.com](mailto:Nick@LTPcommercial.com)

M 305.979.3440

P 336.724.1715



# 4401 N. CHERRY STREET

FOR LEASE | WINSTON-SALEM, NC 27105

Linville | Team Partners

COMMERCIAL REAL ESTATE



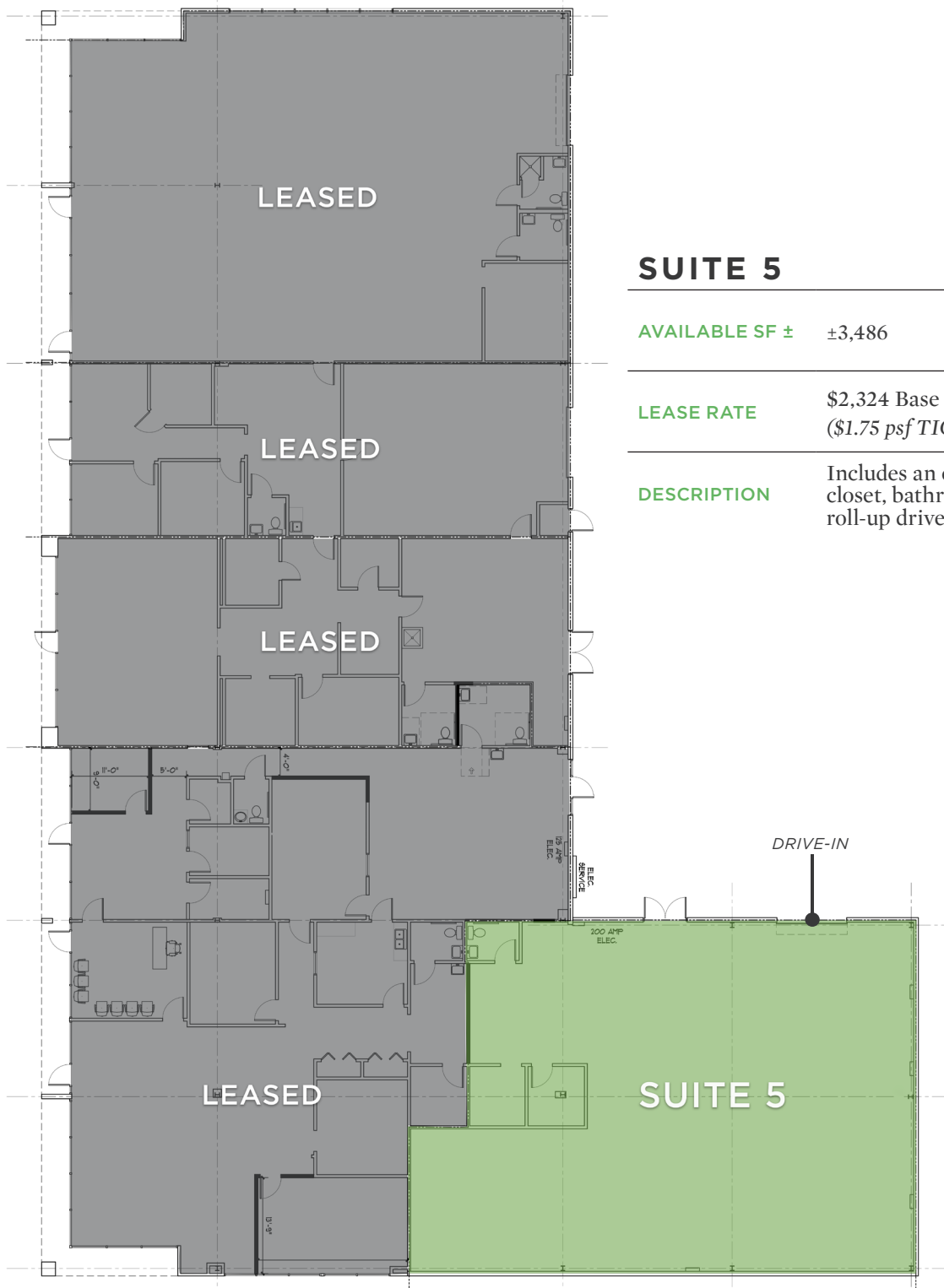
## KEY FEATURES

- 3,486± SF warehouse/office
- Office space with storage and warehouse, drive-in door, and owner's office
- Nearby tenants include office, call center, light manufacturing, and distribution
- Lease Rate: \$8.00, NNN



206 W. FOURTH STREET • WINSTON-SALEM • NORTH CAROLINA • 27101

LTPCOMMERCIAL.COM • 336.724.1715



## SUITE 5

AVAILABLE SF ± ±3,486

LEASE RATE \$2,324 Base Rent  
(\$1.75 psf TICAM/Additional Rent)

DESCRIPTION Includes an owner's office, storage closet, bathroom, warehouse with a roll-up drive-in door

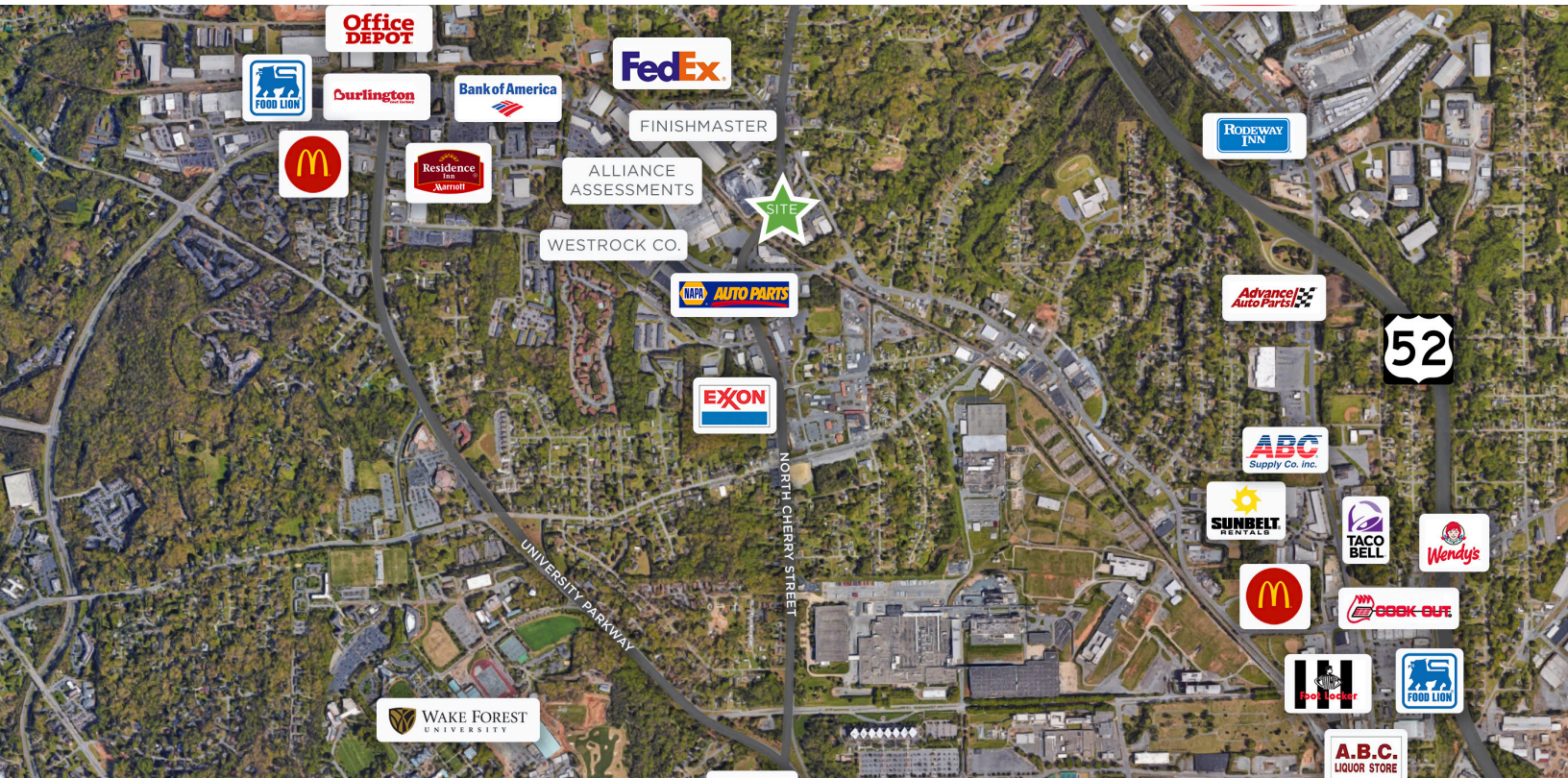


# 4401 N. CHERRY STREET

FOR LEASE | WINSTON-SALEM, NC 27105

Linville | Team Partners

COMMERCIAL REAL ESTATE



## PROPERTY INFORMATION

PROPERTY TYPE	Industrial/Warehouse	BUILDING SF ±	15,457
AVAILABLE SF ±	3,486	ACRES	1.20
YEAR BUILT	1985	# FLOORS	1
RESTROOMS	1	PARKING	Surface

## PRICING & TERMS

LEASE RATE	\$8.00	LEASE TYPE	NNN
------------	--------	------------	-----

## DESCRIPTION

±3,486 SF warehouse space available with a very versatile floor plan. This property is a mix of office space with storage and warehouse, drive-in door, and owner's office.

*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.*



206 W. FOURTH STREET • WINSTON-SALEM • NORTH CAROLINA • 27101

LTPCOMMERCIAL.COM • 336.724.1715