

Winston-Salem Flex/Industrial Park

BATTERY DRIVE, WINSTON-SALEM, NC 27107

FLEX/INDUSTRIAL PARK OPPORTUNITY

FOR SALE/LEASE



Unique, campus-like setting with ample parking, storage, and secure access. Three flex/industrial properties available for sale or lease—can be purchased as a package or individually. Stellar opportunity to create a company campus in a convenient location with close proximity to major thoroughfares; easy access to I-40 and Highway 52. Former home of Douglas Battery, brownfields application pending. Package consists of ±104,200 SF of warehouse/industrial space and ±24,800 SF of office space.

TO LEARN MORE ABOUT THIS PROPERTY CONTACT:



Nick Gonzalez

E Nick@LTPcommercial.com
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P 336.724.1715



Sarah Beth Ruffin

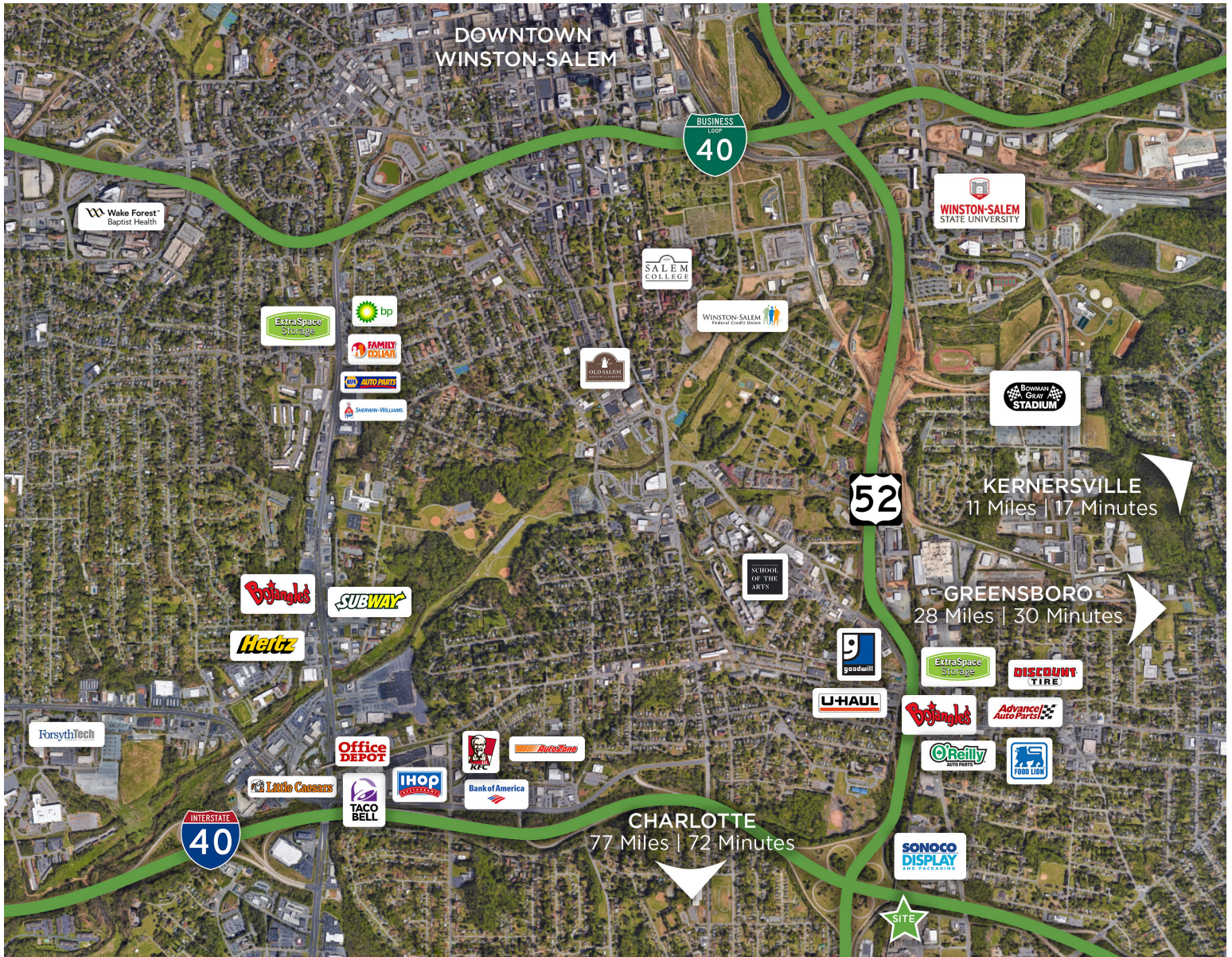
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511 BATTERY DRIVE

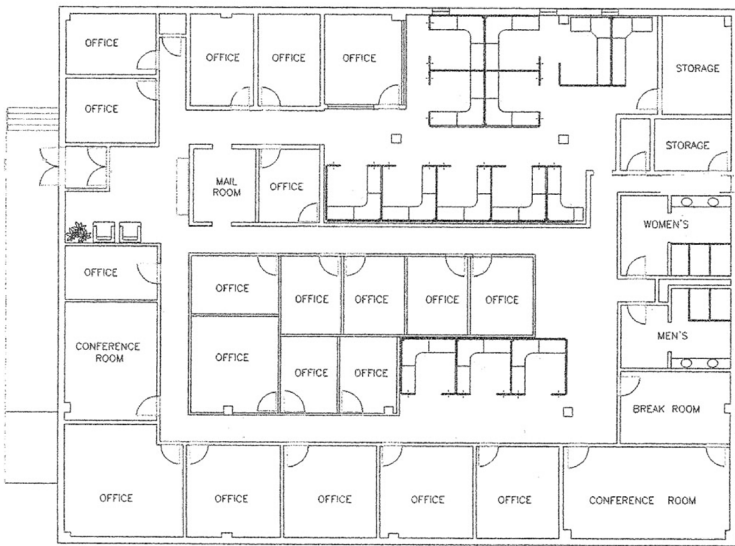


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BATTERY DRIVE, WINSTON-SALEM, NC 27107

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511 BATTERY DRIVE, WINSTON-SALEM, NC 27107

PROPERTY DETAILS

| | | | | | |
|---------------|------------|----------------|-------|-------|------|
| Property Type | Industrial | Available SF ± | 8,000 | Acres | 5.62 |
|---------------|------------|----------------|-------|-------|------|

UTILITIES

| | | | | | |
|------------|------|-------------|--------|----------|---------|
| Electrical | Duke | Sewer/Water | Public | Heat/Air | Central |
|------------|------|-------------|--------|----------|---------|

TAX INFORMATION

| | | | |
|--------|----|------------|--------------|
| Zoning | GI | Tax PIN(s) | 6834-63-8274 |
|--------|----|------------|--------------|

PRICING & TERMS

| | | | | | |
|-------------|-----------|------------|--------|------------|----------------|
| Sales Price | \$450,000 | Lease Rate | \$8.00 | Lease Type | Modified Gross |
|-------------|-----------|------------|--------|------------|----------------|

| | | | | | |
|----------|---|--|--|--|--|
| Comments | ±8,000 SF Office Building with 21 private offices, 2 conference rooms, and versatile open workspace. Building is in need of some renovation and updating. It is on the same tax parcel as 2995 Starlight Drive. | | | | |
|----------|---|--|--|--|--|

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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589 BATTERY DRIVE



Winston-Salem Flex/Industrial Park

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FLEX/INDUSTRIAL PARK OPPORTUNITY

FOR SALE/LEASE



589 BATTERY DRIVE, WINSTON-SALEM, NC 27107

PROPERTY DETAILS

| | | | | | |
|---------------|------------|----------------|--------|------------|------|
| Property Type | Industrial | Available SF ± | 45,000 | Acres | |
| # Dock Doors | 2 | Warehouse SF ± | 32,200 | Sprinklers | Wet |
| Dock Height | 10' | Office SF ± | 12,800 | Acres | 2.74 |

UTILITIES

| | | | | | |
|------------|------------------------|-------------|--------|----------|------------------------------------|
| Electrical | Duke 6000 AMP 3ph/480v | Sewer/Water | Public | Heat/Air | Central (Office), Heat (Warehouse) |
|------------|------------------------|-------------|--------|----------|------------------------------------|

TAX INFORMATION

| | | | |
|--------|----|------------|--------------|
| Zoning | GI | Tax PIN(s) | 6834-73-1197 |
|--------|----|------------|--------------|

PRICING & TERMS

| | | | | | |
|-------------|-------------|------------|--------|------------|-----|
| Sales Price | \$1,990,000 | Lease Rate | \$3.75 | Lease Type | NNN |
|-------------|-------------|------------|--------|------------|-----|

| | | | | | |
|----------|--|--|--|--|--|
| Comments | ±45,000 SF Flex Building consisting of ±32,200 SF of 17'6" clear ceiling height warehouse and ±12,800 SF of office (in need of some updating/renovations). Ample power, sprinklered, 2 dock doors, ample parking. 6" 4000 PSI concrete floors. | | | | |
|----------|--|--|--|--|--|

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FOR SALE/LEASE

2995 STARLIGHT DRIVE



Winston-Salem Flex/Industrial Park

BATTERY DRIVE, WINSTON-SALEM, NC 27107

FLEX/INDUSTRIAL PARK OPPORTUNITY

FOR SALE/LEASE



2995 STARLIGHT DRIVE, WINSTON-SALEM, NC 27107

PROPERTY DETAILS

| | | | | | |
|---------------|------------|-------------------|----------------|------------------|-------|
| Property Type | Industrial | Available SF ± | 40,000 | Clearance Height | 19'9" |
| # Dock Doors | 8 | Building SF ± | 76,311 | Sprinklers | Wet |
| Dock Height | 10' | Building Exterior | Concrete Block | Roof Type | Flat |

UTILITIES

| | | | | | |
|------------|------------------------|-------------|------|------|---------------|
| Electrical | Duke 3800 AMP 3ph/480v | Sewer/Water | City | Heat | Space Heaters |
|------------|------------------------|-------------|------|------|---------------|

TAX INFORMATION

| | | | |
|--------|----|------------|--------------|
| Zoning | GI | Tax PIN(s) | 6834-63-8279 |
|--------|----|------------|--------------|

PRICING & TERMS

| | | | | | |
|-------------|-------------|------------|--------|------------|-----|
| Sales Price | \$2,950,000 | Lease Rate | \$3.40 | Lease Type | NNN |
|-------------|-------------|------------|--------|------------|-----|

| | | | | | |
|----------|---|--|--|--|--|
| Comments | ±76,000 SF warehouse/distribution building, 19'9" clear ceiling height. Currently 36,000 SF is leased to an automotive use. 8 dock doors, extensive dock loading area, ample parking, 6" 4000 PSI concrete floors. 2 drive-ins. | | | | |
|----------|---|--|--|--|--|

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511 BATTERY DRIVE

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|---------------|------------|----------------|--------|------------|----------------|
| Property Type | Industrial | Available SF ± | 8,000 | Acres | 5.62 |
| Sales Price | \$450,000 | Lease Rate | \$8.00 | Lease Type | Modified Gross |

589 BATTERY DRIVE

| | | | | | |
|---------------|-------------|----------------|--------|------------|------|
| Property Type | Industrial | Available SF ± | 45,000 | Acres | 2.74 |
| # Dock Doors | 2 | Warehouse SF ± | 32,200 | Sprinklers | Yes |
| Dock Height | 10' | Office SF ± | 12,800 | | |
| Sales Price | \$1,990,000 | Lease Rate | \$3.75 | Lease Type | NNN |

2995 STARLIGHT DRIVE

| | | | | | |
|---------------|------------|-------------------|----------------|------------------|-------|
| Property Type | Industrial | Available SF ± | 40,000 | Clearance Height | 19'9" |
| # Dock Doors | 8 | Building SF ± | 76,311 | Sprinklers | Yes |
| Dock Height | 10' | Building Exterior | Concrete Block | Roof Type | Flat |
| Sales Price | \$2,950,00 | Lease Rate | \$3.40 | Lease Type | NNN |

Comments

Unique, campus-like setting with ample parking, storage, and secure access. Three flex/industrial properties available for sale or lease—can be purchased as a package or individually. Stellar opportunity to create a company campus in a convenient location with close proximity to major thoroughfares; easy access to I-40 and Highway 52. Former home of Douglas Battery, brownfields application pending. Package consists of ±104,200 SF of warehouse/industrial space and ±24,800 SF of office space.

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