

4400 INDIANA AVE

FOR LEASE | WINSTON-SALEM, NC 27105

Linville | Team Partners

COMMERCIAL REAL ESTATE



WAREHOUSE SPACE AVAILABLE

PROPERTY HIGHLIGHTS

PROPERTY TYPE	Industrial
AVAILABLE SF ±	10,485
LEASE RATE	\$6.50, Modified Gross

DESCRIPTION

10,485± sf of industrial warehouse space available in Cherry Street Station that features 3 dock doors, 18'-20.5' foot ceilings, 2 private offices, and a break area. Currently heated, but the owner is willing to fully condition the space. This property is located just off the corner of Cherry Street and Indiana Avenue, in close proximity to US 52, this provides ample parking and a convenient location for any warehouse or light assembly user.



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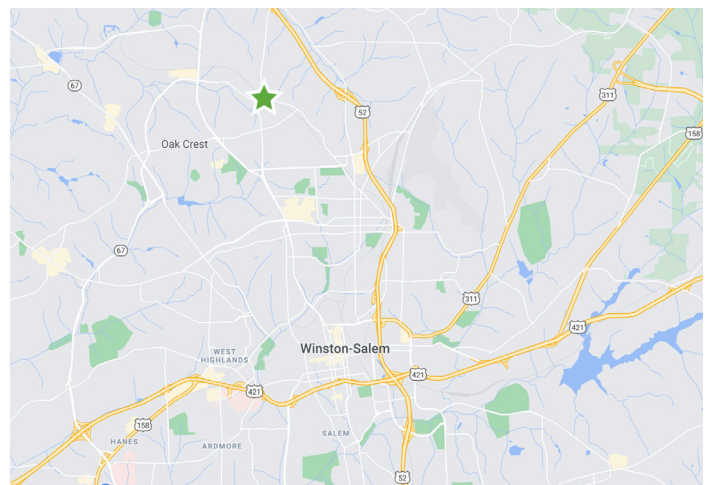
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KEY FEATURES

- 10,485± sf industrial warehouse space
- Located in Cherry Street Station, in close proximity to Business 52
- Features 3 dock doors, 18'-20.5' ceilings, two private offices and a break area
- **Rent: \$6.50, Modified Gross**



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PROPERTY INFORMATION

PROPERTY TYPE	Warehouse	FLOORS	1
AVAILABLE SF ±	10,485	SPRINKLERED	Yes
BUILDING SF ±	16,970	RESTROOMS	1
PROPERTY CLASS	C	SECURITY	Yes
YEAR BUILT	1984	# DOCK DOORS	3
PARKING	Surface	CEILING HEIGHT	18' - 20.5'

PRICING & TERMS

LEASE RATE	\$6.50	LEASE TYPE	Modified Gross
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