

## 4400 Indiana Avenue

WINSTON-SALEM, NC 27105

WAREHOUSE SPACE AVAILABLE

FOR LEASE



±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.



LEARN MORE ABOUT THIS PROPERTY



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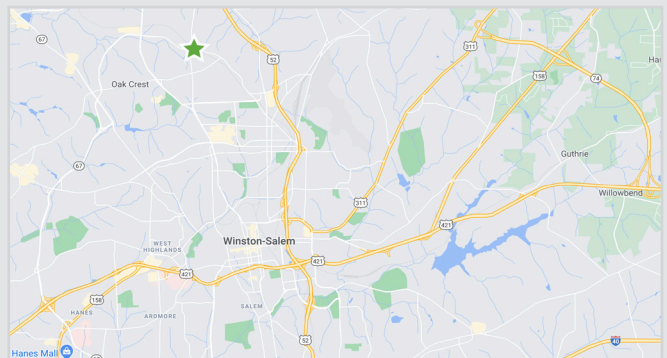
WINSTON-SALEM, NC 27105

WAREHOUSE SPACE AVAILABLE

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- ±10,485 SF industrial warehouse space available in Cherry Street Station
- Features 3 dock doors, 18'-20.5' ceilings, 2 private offices and a break area
- Conveniently located in close proximity to Business 52
- **Lease Rate: \$6.50psf, Modified Gross**





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WINSTON-SALEM, NC 27105

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### LOCATION

**Address** 4400 Indiana Avenue, Winston-Salem, NC 27105

### PROPERTY DETAILS

<b>Property Type</b>	Warehouse	<b>Available SF ±</b>	10,485	<b>Property Class</b>	C
<b>Property Subtype</b>	Warehouse, Office	<b>Building SF ±</b>	16,970	<b>Security</b>	Yes
<b># of Buildings</b>	1	<b>Year Renovated</b>	1984	<b>Parking</b>	Surface
<b># of Dock Doors</b>	3	<b>Sprinklered</b>	No	<b># Restrooms</b>	1

### UTILITIES

<b>Electrical</b>	Duke	<b>Heat</b>	PNG	<b>Air</b>	Owner willing to fully condition
<b>Water</b>	City of Winston-Salem	<b>Sewer</b>	Public	<b>Gas</b>	PNG

### TAX INFORMATION

<b>Zoning</b>	HB	<b>Tax PIN</b>	6827-75-1540	<b>Tax Value</b>	
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### PRICING & TERMS

<b>Lease Rate</b>	\$6.50	<b>Lease Type</b>	Modified Gross
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<b>Comments</b>	±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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