

2995 Starlight Drive

WINSTON-SALEM, NC 27107

WINSTON-SALEM FLEX/INDUSTRIAL PARK OPPORTUNITY

FOR SALE/LEASE



±76,000 SF of 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. Easy access to I-40 and Highway 52, former home of Douglas Battery, Brownfields eligible. Can be purchased/leased as package consisting of ±104,200 SF of warehouse/industrial space and ±24,800 SF of office space.

TO LEARN MORE ABOUT THIS PROPERTY CONTACT:



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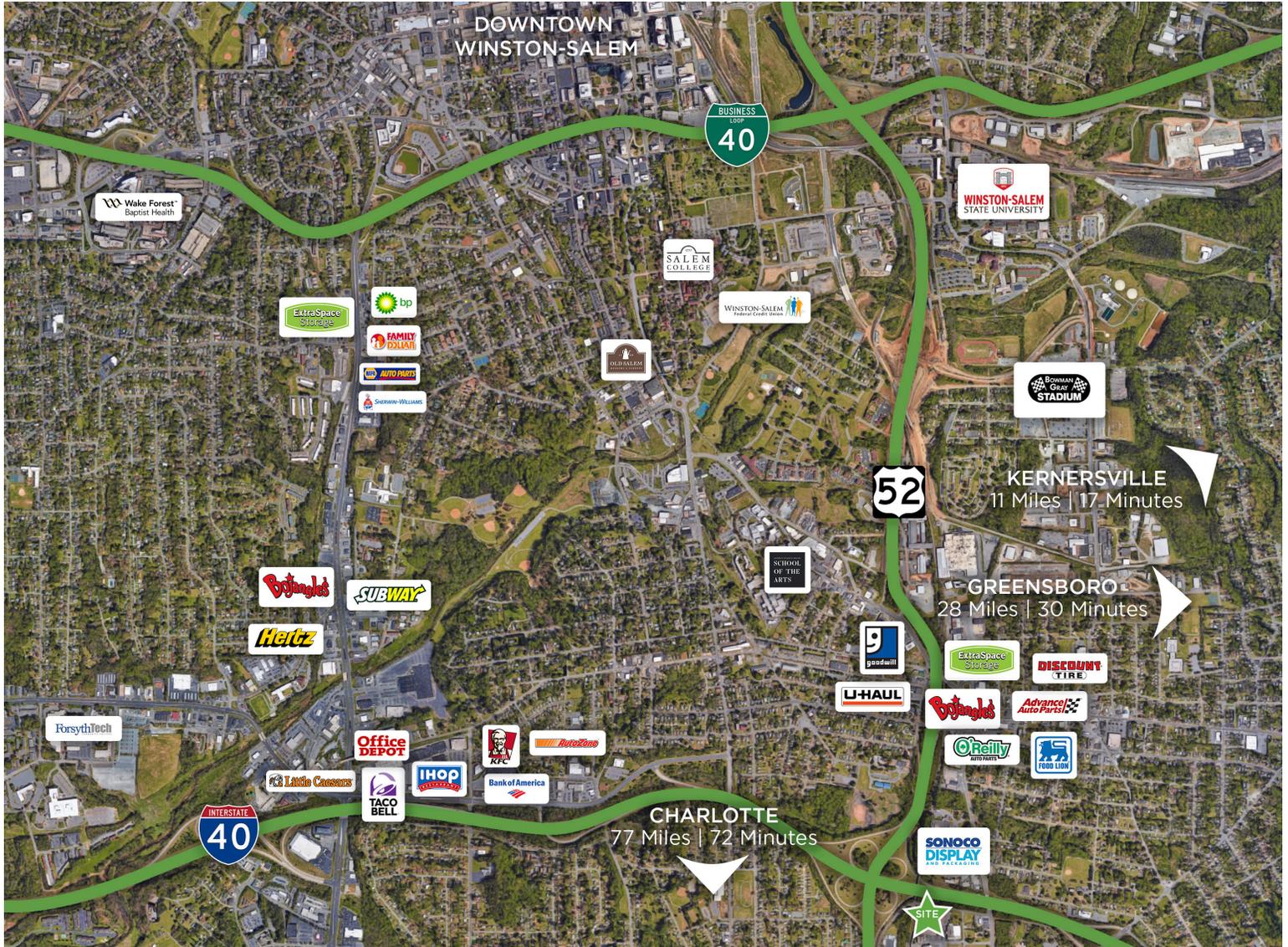
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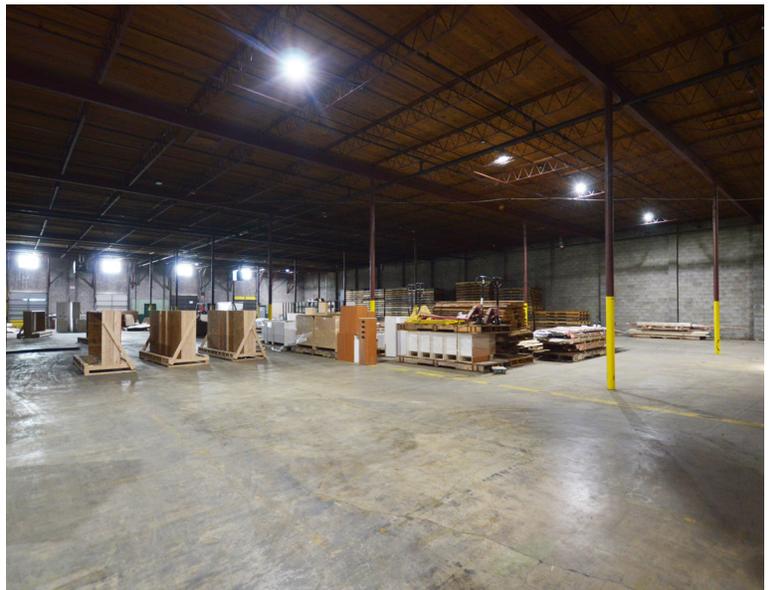
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LOCATION

Address 52995 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

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