

2995 Starlight Drive

WINSTON-SALEM, NC 27107

WINSTON-SALEM FLEX/INDUSTRIAL PARK OPPORTUNITY

FOR SALE/LEASE



±76,000 SF of warehouse/distribution building, 16' clear ceiling height. Currently 61,000 SF is leased to multiple tenants. 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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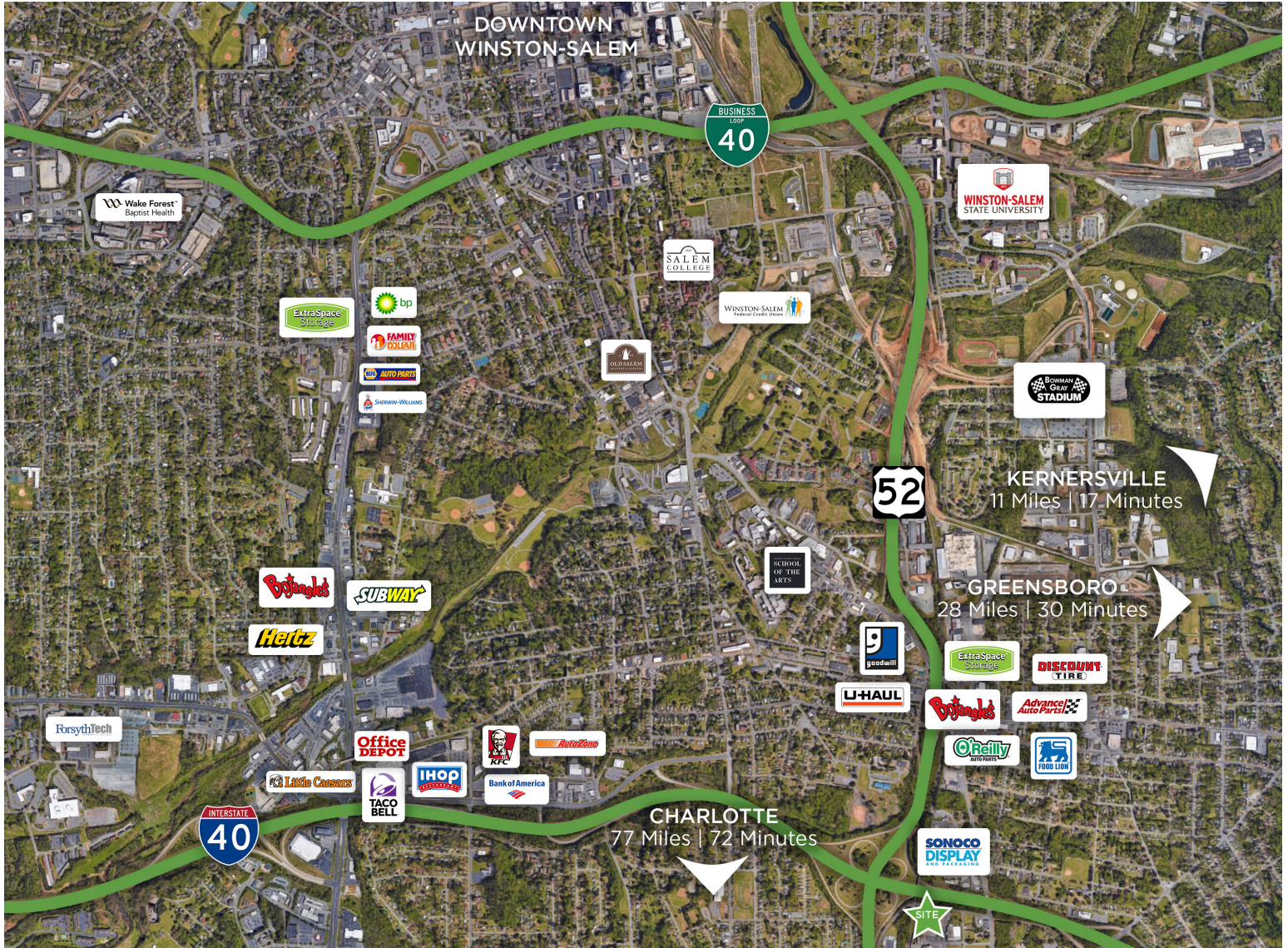
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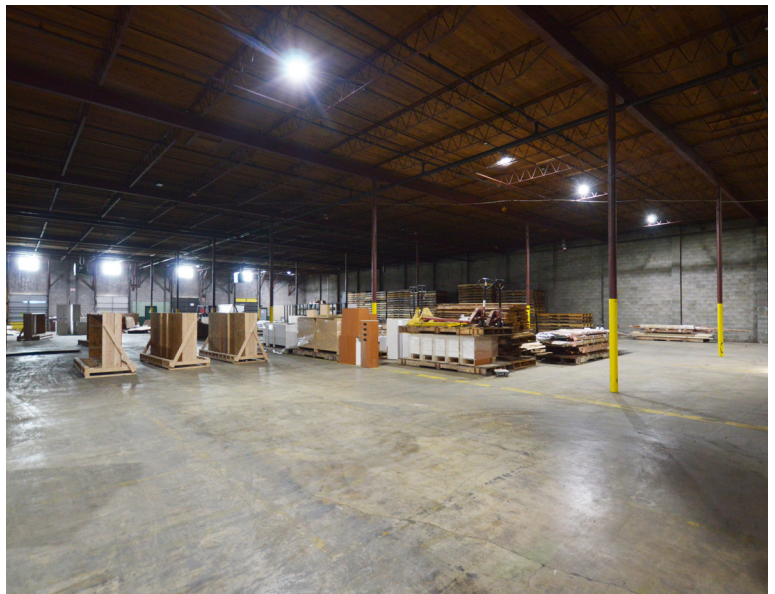
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LOCATION

Address 52995 Starlight Drive, Winston-Salem, NC 27107

PROPERTY DETAILS

| | | | | | |
|----------------------|------------|--------------------------|----------------|-------------------------|------|
| Property Type | Industrial | Available SF ± | 15,000 | Clearance Height | 16' |
| # 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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