

511 Battery Drive

WINSTON-SALEM, NC 27107

WINSTON-SALEM FLEX/INDUSTRIAL PARK OPPORTUNITY

FOR SALE/LEASE



±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. 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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Sarah Beth Ruffin

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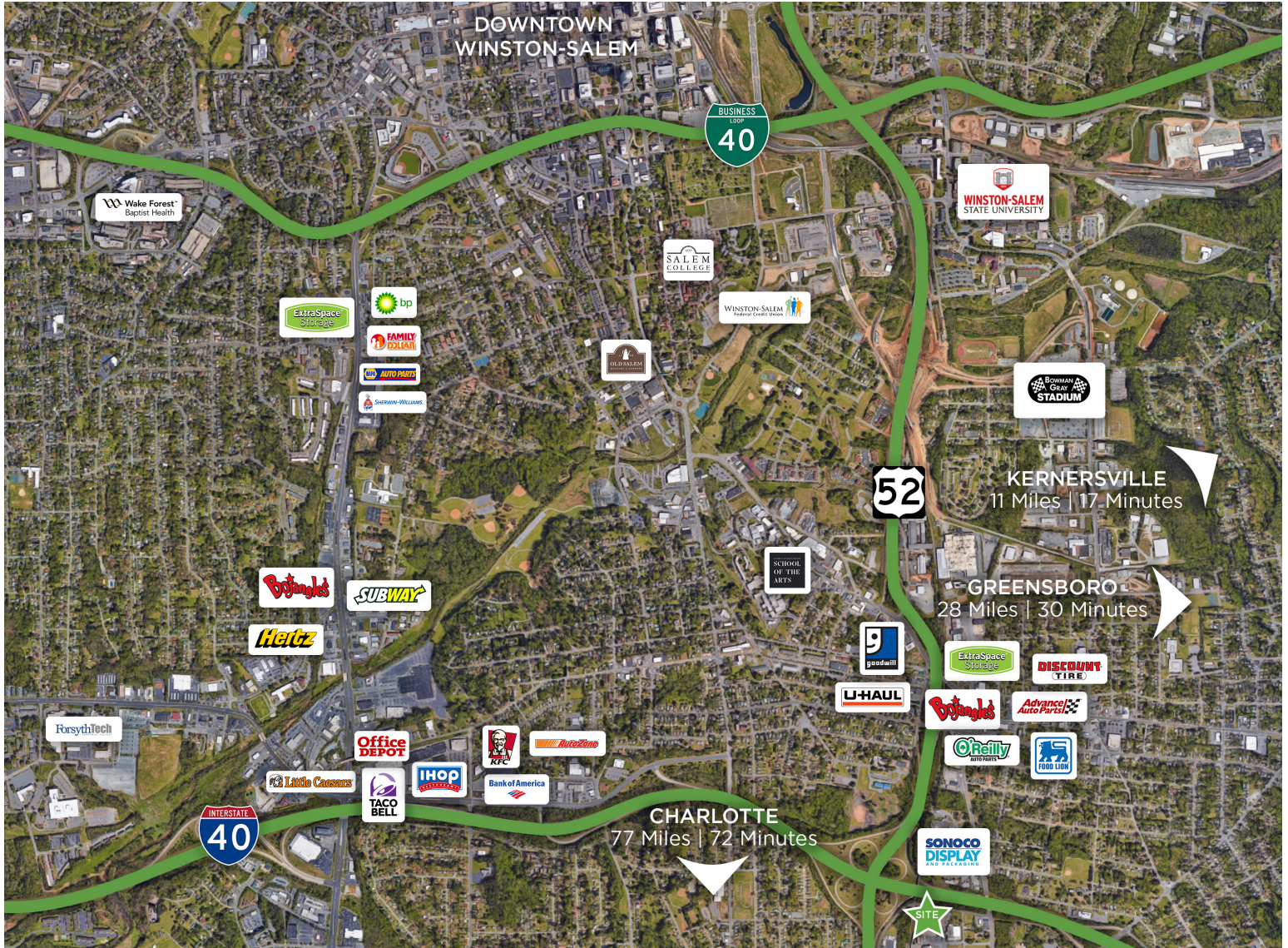
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The information contained herein has been taken from sources deemed to be reliable. Linville Team Partners makes no representation or warranties, expressed or implied, as to the accuracy of this information. All information in this document is subject to verification prior to purchase or lease.

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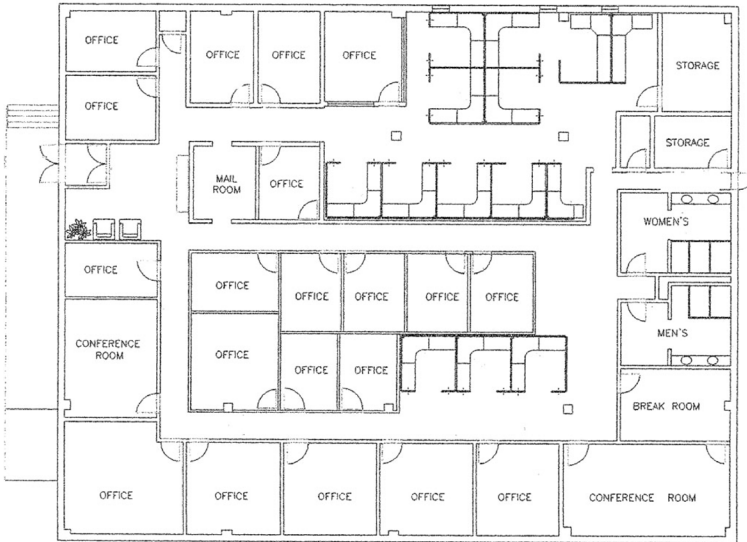
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LOCATION

Address 511 Battery Drive, Winston-Salem, NC 27107

PROPERTY DETAILS

Property Type	Industrial	Available SF ±	8,000	Acres	5.62
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UTILITIES

Electrical	Duke	Sewer/Water	Public	Heat/Air	Central
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TAX INFORMATION

Zoning	GI	Tax PIN(s)	6834-63-8274
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PRICING & TERMS

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

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