

## 589 Battery Drive

WINSTON-SALEM, NC 27107

WINSTON-SALEM FLEX/INDUSTRIAL PARK OPPORTUNITY

FOR SALE/LEASE



±45,000 SF Flex Building consisting of ±32,200 SF of 17'6" clear ceiling height warehouse and ±12,800 SF of office. Ample power, sprinklered, 2 dock doors, ample parking. 6" 4000 PSI concrete floors. 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:



Nick Gonzalez

E Nick@LTPcommercial.com

M 305.979.3440

P 336.724.1715



Sarah Beth Ruffin

E SarahBeth@LTPcommercial.com

M 336.480.7070

P 336.724.1715

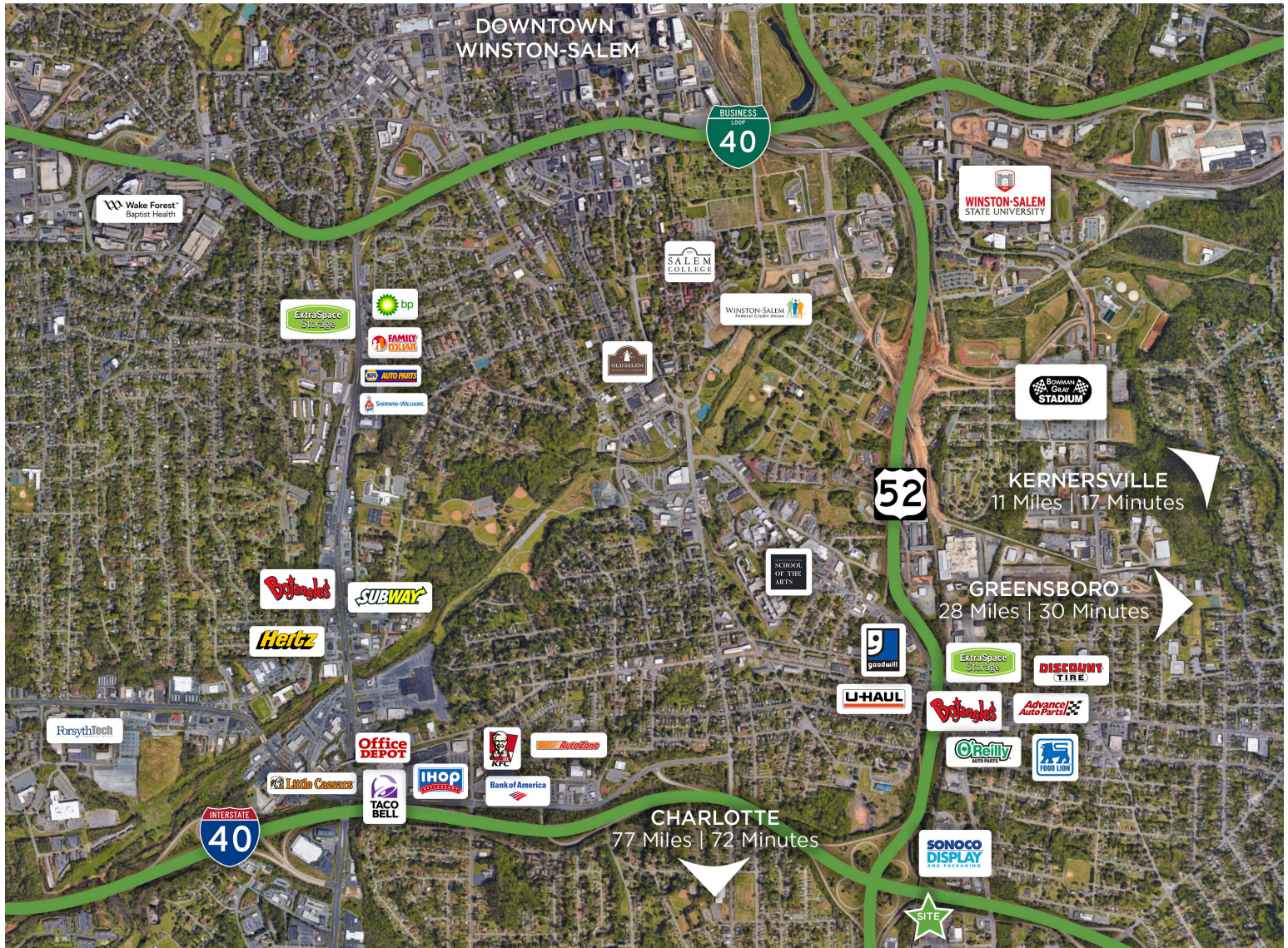


## 589 Battery Drive

WINSTON-SALEM, NC 27107

WINSTON-SALEM FLEX/INDUSTRIAL PARK OPPORTUNITY

FOR SALE/LEASE



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.

TO LEARN MORE ABOUT THIS PROPERTY, CONTACT:

Nick Gonzalez  
Nick@LTPcommercial.com

Sarah Beth Ruffin  
SarahBeth@LTPcommercial.com



## 589 Battery Drive

WINSTON-SALEM, NC 27107

WINSTON-SALEM FLEX/INDUSTRIAL PARK OPPORTUNITY

FOR SALE/LEASE



TO LEARN MORE ABOUT THIS PROPERTY, CONTACT:

Nick Gonzalez

Nick@LTPcommercial.com

Sarah Beth Ruffin

SarahBeth@LTPcommercial.com



## 589 Battery Drive

WINSTON-SALEM, NC 27107

WINSTON-SALEM FLEX/INDUSTRIAL PARK OPPORTUNITY

FOR SALE/LEASE



### LOCATION

Address 589 Battery Drive, Winston-Salem, NC 27107

### PROPERTY DETAILS

Property Type	Industrial	Available SF ±	45,000	Acres	
# Dock Doors	2	Warehouse SF ±	32,200	Sprinklers	Wet
Dock Height	10'	Office SF ±	12,800	Acres	2.74

### UTILITIES

Electrical	Duke 6000 AMP 3ph/480v	Sewer/Water	Public	Heat/Air	Central (Office), Heat (Warehouse)
------------	---------------------------	-------------	--------	----------	---------------------------------------

### TAX INFORMATION

Zoning	GI	Tax PIN(s)	6834-73-1197
--------	----	------------	--------------

### PRICING & TERMS

Sales Price	\$1,990,000	Lease Rate	\$3.75	Lease Type	NNN
-------------	-------------	------------	--------	------------	-----

Comments	±45,000 SF Flex Building consisting of ±32,200 SF of 17'6" clear ceiling height warehouse and ±12,800 SF of office. Ample power, sprinklered, 2 dock doors, ample parking. 6" 4000 PSI concrete floors. 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:

Nick Gonzalez  
Nick@LTPcommercial.com

Sarah Beth Ruffin  
SarahBeth@LTPcommercial.com