

701 SHALLOWFORD STREET

FOR LEASE | WINSTON-SALEM, NC 27101

Linville | Team Partners

COMMERCIAL REAL ESTATE



PROPERTY HIGHLIGHTS

PROPERTY TYPE	Flex/Warehouse
AVAILABLE SF ±	6,080
LEASE RATE	\$4,000/month, NNN

DESCRIPTION

Rare ±6,080 SF Flex/Warehouse in the heart of downtown Winston-Salem. This building is located across from Truist Ballpark and has excellent visibility from Bus I-40. 1 loading dock and 1 drive-in with approximately ±2,500 SF of conditioned office space.



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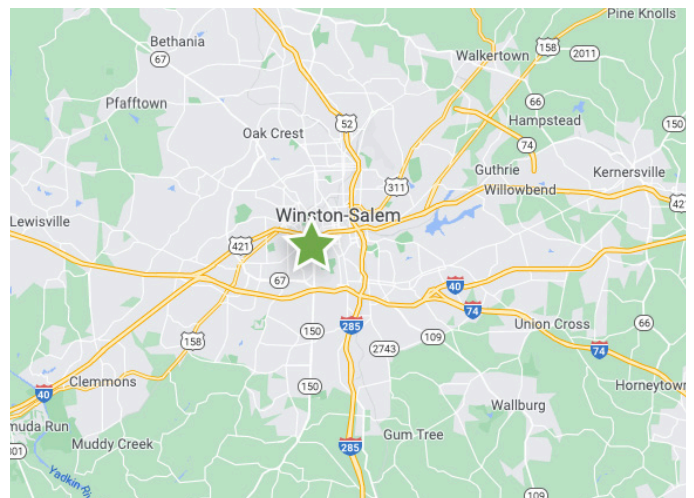
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KEY FEATURES

- ±6,080 SF Flex/Warehouse
- 1 loading dock and 1 drive-in
- ±2,500 SF of conditioned office space
- Located in the heart of Downtown Winston-Salem
- **Rent: \$4,000/month, NNN**



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PROPERTY INFORMATION

PROPERTY TYPE	Flex/Warehouse	YEAR RENOVATED	2017
AVAILABLE SF ±	6,080	PROPERTY CLASS	B
OFFICE SF ±	2,500	FLOORING	Concrete
WAREHOUSE SF ±	3,580	ROOF	Metal
ACRES	0.61	PARKING	17 Spaces
ZONING	LI		

PRICING & TERMS

LEASE RATE	\$4,000/month	LEASE TYPE	NNN
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