

3049 SALEM INDUSTRIAL DRIVE

FOR SALE/LEASE | WINSTON-SALEM, NC 27127

Linville | Team Partners

COMMERCIAL REAL ESTATE



PROPERTY HIGHLIGHTS

PROPERTY TYPE Flex/Industrial

AVAILABLE SF ± 8,948

SALE PRICE \$1,074,000

LEASE RATE \$9.25, NNN

DESCRIPTION

±8,948 SF of well-maintained flex/industrial space in stand-alone building within industrial park; 6 drive-in doors; 23 surface parking spaces; high ceiling height; well-appointed reception, private offices, and training room; easy highway access.

**Available August 1, 2022*



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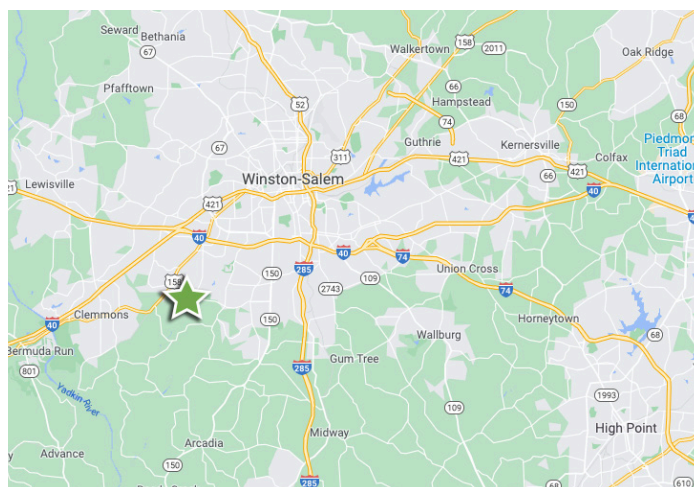
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KEY FEATURES

- ±8,948 SF of well-maintained flex/industrial in stand-alone building within industrial park
- 6 drive-in doors
- Easy highway access
- **Sale Price: \$1,074,000**
- **Lease Rate: \$9.25, NNN**



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PROPERTY INFORMATION

PROPERTY TYPE	Flex/Industrial	RESTROOMS	2
AVAILABLE SF ±	8,948	ELEVATOR	No
YEAR BUILT	2010	ROOF	Metal
YEAR RENOVATED	2016 (Addition)	EXTERIOR	Brick Veneer and Metal
FLOORS	2	DRIVE-INS	6 (12' x 12')
TAX PIN	6803-82-7621	CLEAR HEIGHT	12' - 16.5'
ZONING	GI	PARKING	23 Spaces

PRICING & TERMS

SALE PRICE	\$1,074,000	LEASE RATE/TYPE	\$9.25, NNN
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