3610 & 3620 REED STREET

FOR SALE/LEASE | WINSTON-SALEM, NC 27107

Linville Team Partners

COMMERCIAL REAL ESTATE



PROPERTY HIGHLIGHTS

| PROPERTY TYPE | Flex/Industrial/Warehouse | |
|----------------|---------------------------|--|
| AVAILABLE SF ± | 40,000 | |
| SALE PRICE | \$3,495,000 | |
| LEASE RATE | \$6.25, NNN | |

DESCRIPTION

 $\pm40,000$ SF Industrial buildings for sale or lease. Buildings are fully conditioned featuring six docks, four drive-in doors, 3-phase power, 480 volts, 13'11" - 19'8" ceilings, $\pm1,269$ SF of office space, and $\pm38,731$ SF of warehouse space. Less than 0.5 miles to I-40.

*Available for occupancy Q3 2022



NICK GONZALEZ

- E Nick@LTPcommercial.com
- M 305.979.3440
- P 336.724.1715

KATIE MEALKA

- Katie@LTPcommercial.com
- м 336.473.0206
- P 336.724.1715

3610 & 3620 REED STREET

FOR SALE/LEASE | WINSTON-SALEM, NC 27107

Linville Team Partners

COMMERCIAL REAL ESTATE















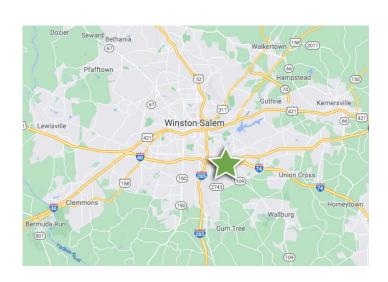
COMMERCIAL REAL ESTATE

PROPERTY SPECIFICATIONS

| | BUILDING 3610 | BUILDING 3620 |
|------------------------|----------------|---------------|
| Office Area | ±1,032 SF | ±237 SF |
| Zoning | LI | LI |
| Ceiling Height | 13'11" - 14'9" | 18'2" - 19'8" |
| Column Height | 25' x 50' | 25' x 50' |
| Dock Doors w/ Levelers | 2 | 4 |
| Drive-Ins | 2 | 2 |
| Year Built | 1982 | 1984 |
| Exterior | Metal | Metal |
| Roof | Metal | Metal |
| Floors | Concrete Slab | Concrete Slab |
| HVAC | Throughout | Throughout |
| Water & Sewer | City | City |
| Gas | PNG | PNG |
| Warehouse Lights | LED | Halide |

KEY FEATURES

- ±40,000 SF industrial buildings
- Buildings are fully conditioned featuring six docks, four drive-in doors, 3-phase, 480 volts, 13'11" 19'8" ceilings
- ±1,269 SF of office space, and ±38,731 SF of warehouse space
- Sale Price: \$3,495,000
- Lease Rate: \$6.25, NNN



3610 & 3620 REED STREET

FOR SALE/LEASE | WINSTON-SALEM, NC 27107

Linville Team Partners

COMMERCIAL REAL ESTATE



PROPERTY INFORMATION

| PROPERTY TYPE | Flex/Industrial/Warehouse | BUILDINGS | 2 |
|----------------|---------------------------|------------|-------|
| AVAILABLE SF ± | 40,000 | FLOORS | 1 |
| OFFICE SF ± | 1,269 | ROOF | Metal |
| WAREHOUSE SF ± | 38,731 | DOCK DOORS | 6 |
| ACRES | 3.01 | DRIVE-INS | 4 |

PRICING & TERMS

| SALE PRICE | \$3,495,000 | LEASE RATE/TYPE | \$6.25, NNN | |
|------------|-------------|-----------------|-------------|--|

DESCRIPTION

 $\pm 40,000$ SF Industrial buildings for sale or lease. Buildings are fully conditioned featuring six docks, four drive-in doors, 3-phase power, 480 volts, 13'11" - 19'8" ceilings, $\pm 1,269$ SF of office space, and $\pm 38,731$ SF of warehouse space. Less than 0.5 miles to I-40.

*Available for occupancy Q3 2022

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.