

3610 & 3620 REED STREET

FOR SALE/LEASE | WINSTON-SALEM, NC 27107

Linville | Team Partners

COMMERCIAL REAL ESTATE



TWO INDUSTRIAL BUILDINGS FOR SALE/LEASE

PROPERTY HIGHLIGHTS

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

DESCRIPTION

±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, ±1,269 SF of office space, and ±38,731 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

E Katie@LTPcommercial.com

M 336.473.0206

P 336.724.1715

3610 & 3620 REED STREET

FOR SALE/LEASE | WINSTON-SALEM, NC 27107

Linville | Team Partners

COMMERCIAL REAL ESTATE



206 W. FOURTH STREET • WINSTON-SALEM • NORTH CAROLINA • 27101

LTPCOMMERCIAL.COM • 336.724.1715

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

±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, ±1,269 SF of office space, and ±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.



206 W. FOURTH STREET • WINSTON-SALEM • NORTH CAROLINA • 27101

LTPCOMMERCIAL.COM • 336.724.1715