

3610 & 3620 REED STREET

FOR LEASE | WINSTON-SALEM, NC 27107

Linville | Team Partners

COMMERCIAL REAL ESTATE



TWO INDUSTRIAL BUILDINGS FOR SALE



PROPERTY HIGHLIGHTS

PROPERTY TYPE	Flex/Industrial/Warehouse
AVAILABLE SF ±	20,000-25,000
LEASE RATE	\$5.95, NNN

DESCRIPTION

±20,000-25,000 SF Industrial buildings for lease. Buildings are fully conditioned featuring six docks, four drive-in doors, 3-phase power, 480 volts, and 13'11" - 19'8" ceilings. Less than 0.5 miles to I-40.



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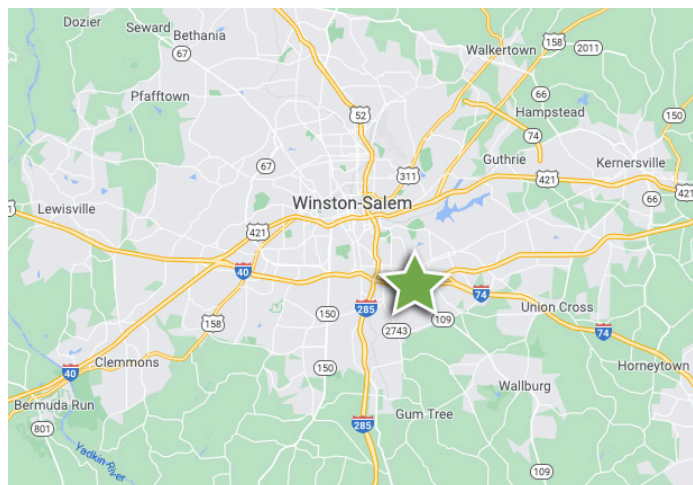
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PROPERTY SPECIFICATIONS

	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 Spacing	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

- ±20,000-25,000 SF industrial buildings
- Buildings are fully conditioned featuring six docks, four drive-in doors, 3-phase, 480 volts, 13'11" - 19'8" ceilings
- Lease Rate: \$5.95, NNN



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PROPERTY INFORMATION

PROPERTY TYPE	Flex/Industrial/Warehouse	FLOORS	1
AVAILABLE SF ±	20,000-25,000	ROOF	Metal
ACRES	3.01	DOCK DOORS	6
BUILDINGS	2	DRIVE-INS	4

PRICING & TERMS

LEASE RATE/TYPE	\$5.95, NNN
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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.



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