

# 508 BATTERY DRIVE

FOR LEASE | WINSTON-SALEM, NC 27107

Linville | Team Partners

COMMERCIAL REAL ESTATE



±9,300 - 63,200 SF INDUSTRIAL WAREHOUSE

## PROPERTY HIGHLIGHTS

PROPERTY TYPE	Industrial
AVAILABLE SF ±	9,300 - 63,200
LEASE RATE	\$3.75, Modified Gross

## DESCRIPTION

±9,300 – ±63,200 SF brick building, zoned GI (General Industrial). Featuring 5 loading docks doors, concrete slab, ample power (13,200 amps), 16' – 23' ceilings, 3 sprinkler wet systems, and extensive parking with easy access to I-40 and Highway 52.



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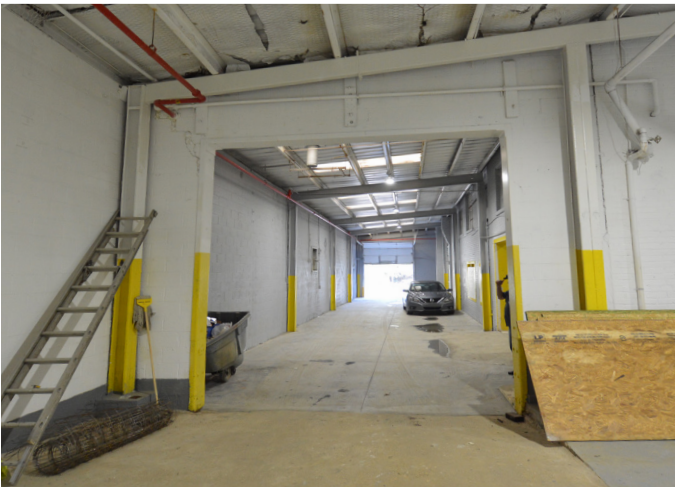


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## KEY FEATURES

- ±9,300 - 63,200 SF Industrial Warehouse
- Various Dock Doors and Drive-Ins
- Ample Power and Extensive Parking
- **Rent: \$3.75, Modified Gross**



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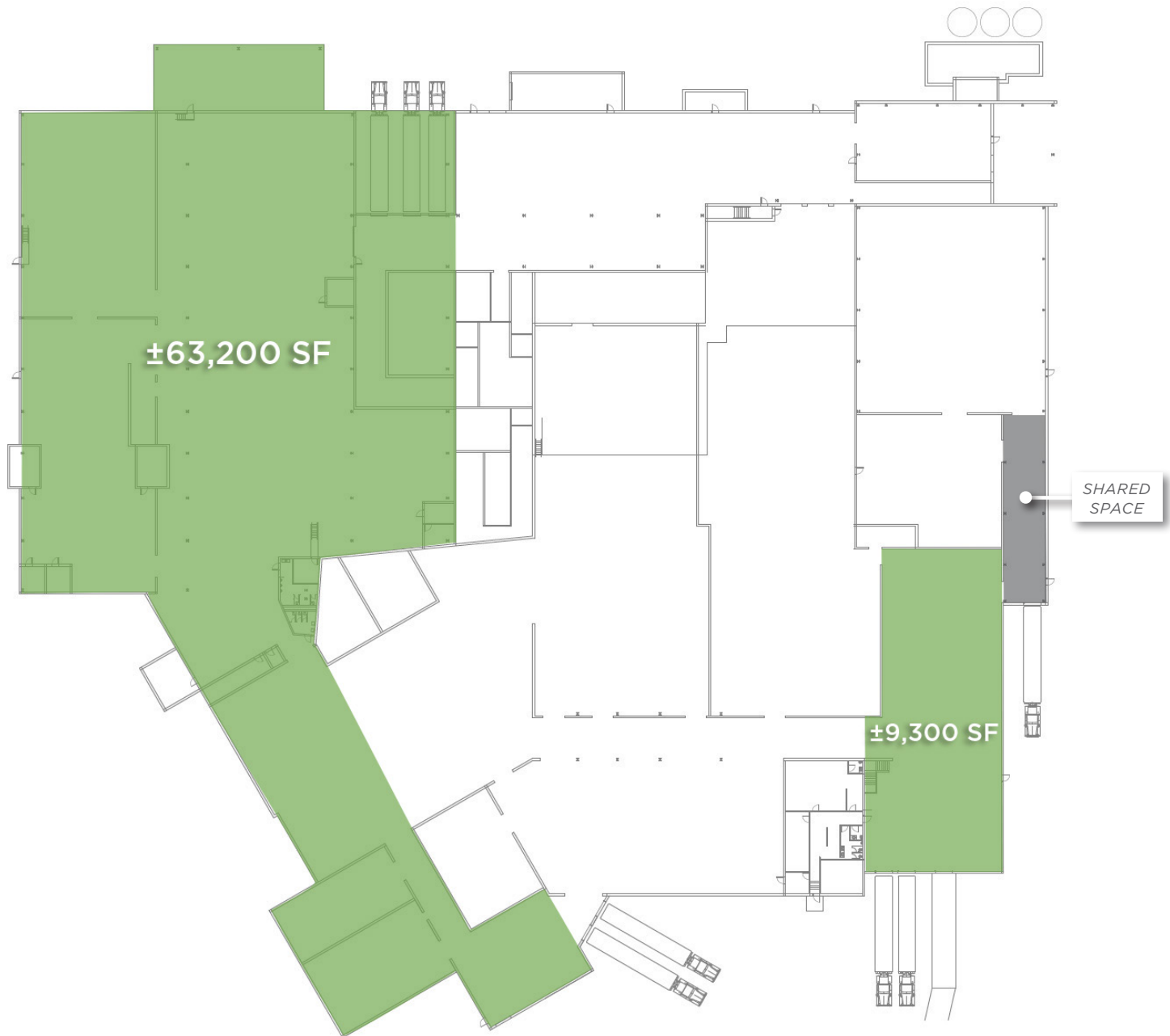
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## FLOOR PLAN



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## PROPERTY INFORMATION

PROPERTY TYPE	Industrial	PROPERTY SUBTYPE	Warehouse
AVAILABLE SF ±	9,300 - 63,200	DOCK DOORS	3
BUILDING SF ±	185,000	DRIVE-INS	1
ACRES	7.64	CEILING HEIGHT	16' - 23'
FLOORS	1	ZONING	GI

## PRICING & TERMS

LEASE RATE	\$3.75	LEASE TYPE	Modified Gross
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## DESCRIPTION

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