

508 BATTERY DRIVE

FOR LEASE | WINSTON-SALEM, NC 27107

Linville | Team Partners

COMMERCIAL REAL ESTATE



±4,000 - 76,200 SF INDUSTRIAL WAREHOUSE

PROPERTY HIGHLIGHTS

PROPERTY TYPE	Industrial
AVAILABLE SF ±	4,000 - 76,200
LEASE RATE	\$5.00, Modified Gross

DESCRIPTION

±4,000 - 76,200 SF brick building, zoned GI (General Industrial). Featuring 6 loading docks doors, 2 drive-in 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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KEY FEATURES

- ±4,000 - 76,200 SF Industrial Warehouse
- Various Dock Doors and Drive-Ins
- Ample Power and Extensive Parking
- **Rent: \$5.00, Modified Gross**



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FLOOR PLAN



GRAY AREA INDICATES COMMON SPACE



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PROPERTY INFORMATION

PROPERTY TYPE	Industrial	PROPERTY SUBTYPE	Warehouse
AVAILABLE SF ±	4,000 - 76,200	DOCK DOORS	6
BUILDING SF ±	185,000	DRIVE-INS	2
ACRES	7.64	CEILING HEIGHT	16' - 23'
FLOORS	1	ZONING	GI

PRICING & TERMS

LEASE RATE	\$5.00	LEASE TYPE	Modified Gross
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DESCRIPTION

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