

1105 BURKE STREET

FOR LEASE | WINSTON-SALEM, NC 27101

Linville | Team Partners

COMMERCIAL REAL ESTATE



WAREHOUSE/RETAIL SPACE FOR LEASE

PROPERTY HIGHLIGHTS

PROPERTY TYPE	Warehouse, Retail
RETAIL AVAILABLE SF	±1,835
RETAIL LEASE RATE	\$17.00 psf, NNN
WAREHOUSE AVAILABLE SF	±3,360 - 7,994
WAREHOUSE LEASE RATE	\$6.00 psf, NNN

DESCRIPTION

Excellent relocation or new business opportunity in West End Business district for self-storage facility. ±4,634 SF main level warehouse area features one drive door and 95 vacant storage lockers in varying sizes. Additional ±1,835 SF of conditioned Burke Street retail space provides great business visibility. Also, ±3,360 SF of warehouse space available in lower level of building, featuring one dock door and one drive door in common with co-tenant. Building is centrally located in quickly redeveloping downtown submarket and is zoned PB.



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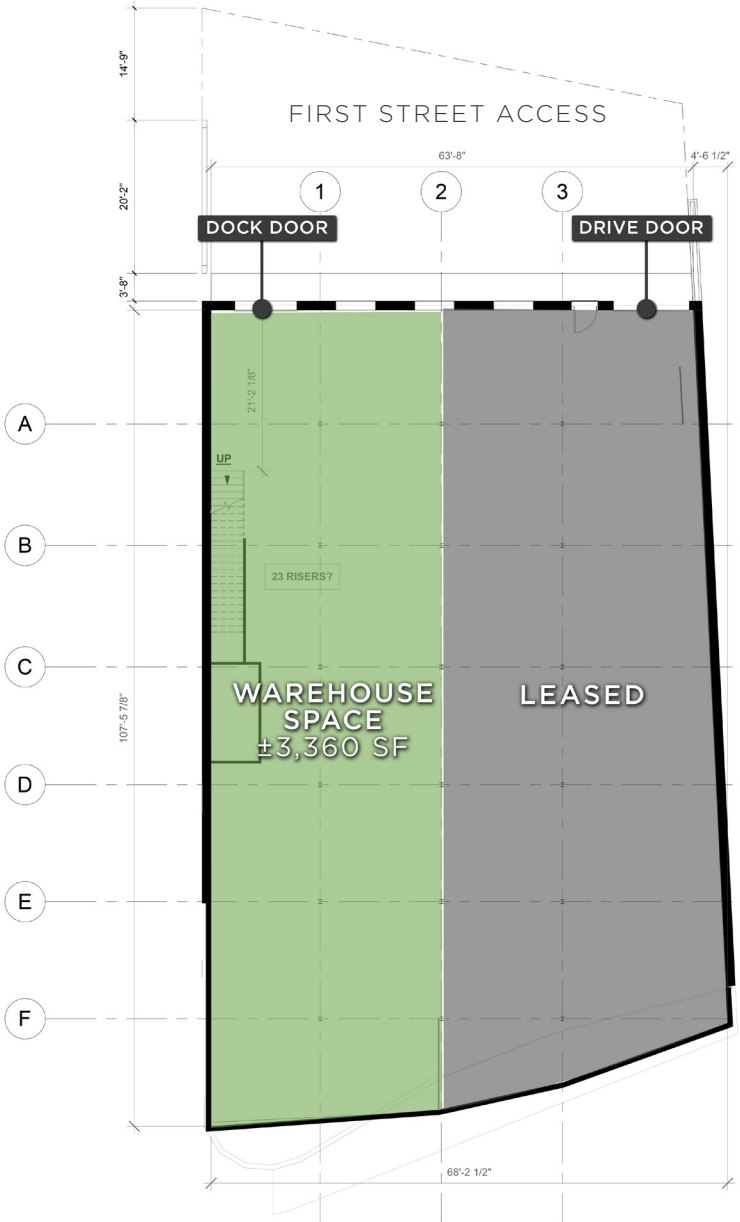
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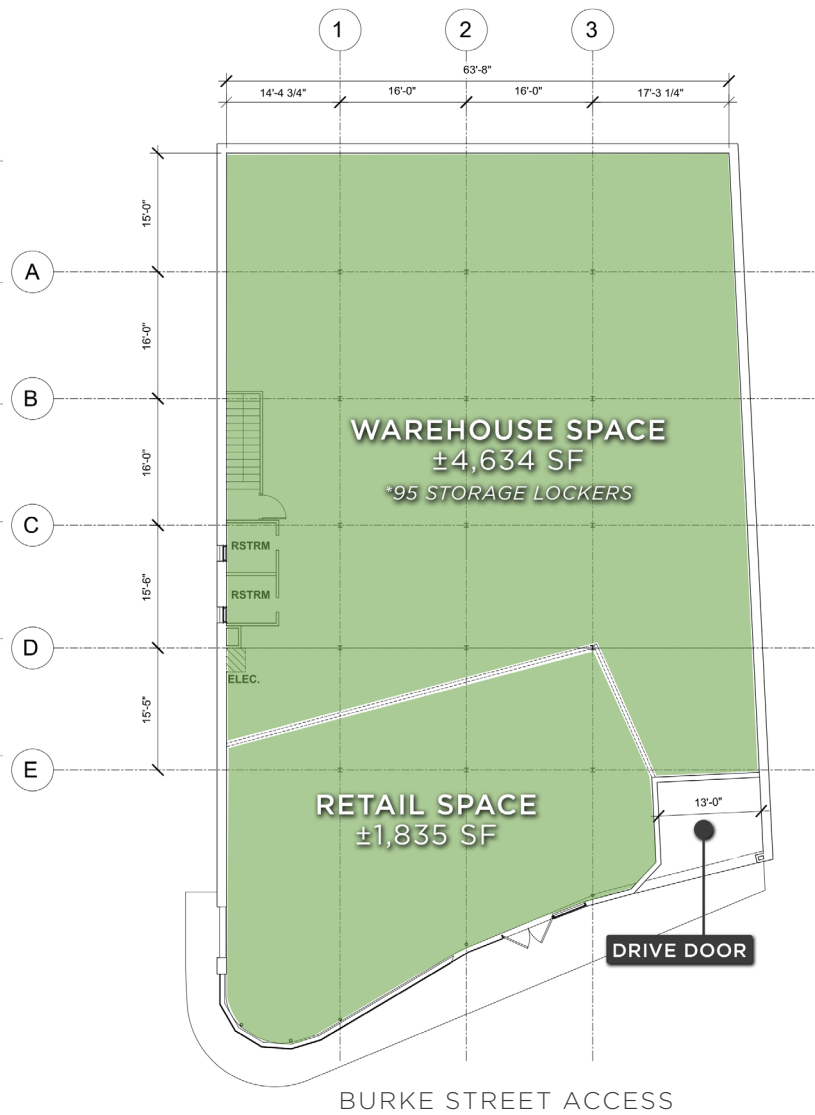
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LOWER LEVEL



MAIN LEVEL

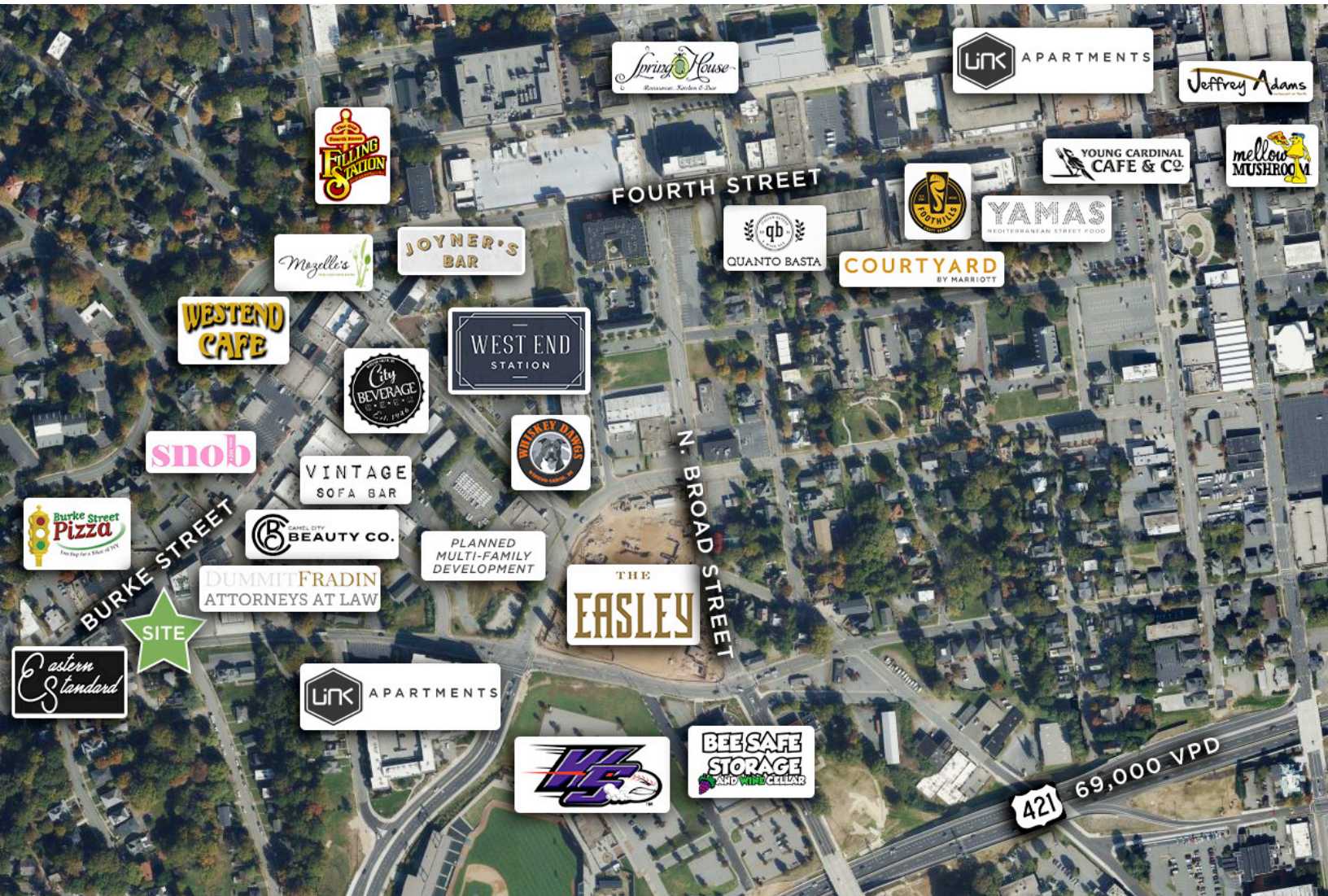


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KEY FEATURES

- Unique warehouse availability in West End Business district
- Excellent opportunity for self-storage operator
- Retail space with prime Burke Street visibility
- Main level warehouse space features 95 storage lockers and 11'6" x 7'8" drive door
- Lower level warehouse space features 8' x 7'6" dock and 10' x 12' drive doors



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PROPERTY INFORMATION

PROPERTY TYPE	Warehouse, Retail	BUILDING SF ±	14,014
RETAIL AVAILABLE SF	±1,835	YEAR BUILT	1949
WAREHOUSE AVAILABLE SF	±3,360 - 7,994	EXTERIOR	Brick
ACRES	0.21	ZONING	PB

PRICING & TERMS

RETAIL LEASE RATE	\$17.00 psf, NNN	WAREHOUSE LEASE RATE	\$6.00 psf, NNN
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