

130 BACK FORTY DRIVE

FOR LEASE | WINSTON-SALEM, NC 27127

Linville | Team Partners

COMMERCIAL REAL ESTATE



FLEX/OFFICE SPACE FOR LEASE

PROPERTY HIGHLIGHTS

| | |
|----------------|-------------------------|
| PROPERTY TYPE | Flex/Office |
| AVAILABLE SF ± | 5,000 |
| LEASE RATE | \$13.50, Modified Gross |

DESCRIPTION

Located right off US-52, this building is situated on 1 acre and consists of ±3,200 SF of office space and ±1,800 SF of fully-conditioned warehouse space. This property features 5 restrooms, a shower, kitchen area, two drive-in doors, and a fenced area located at the rear of the building. Ample onsite parking.



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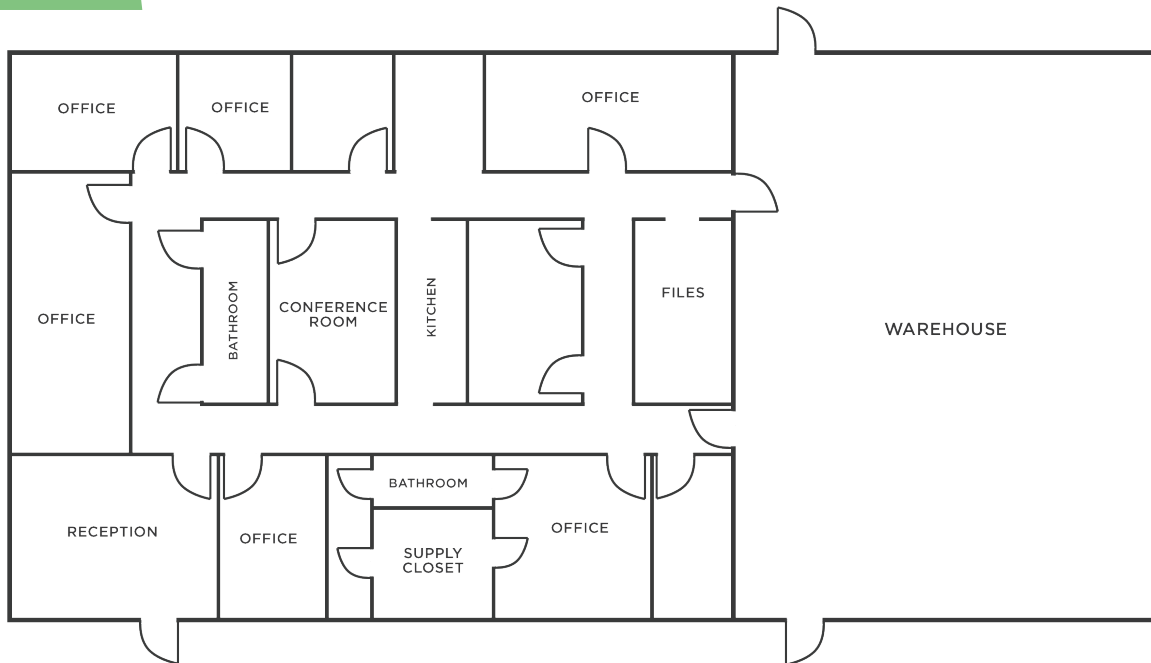
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FLOOR PLAN



PROPERTY INFORMATION

| | | | |
|----------------|--------------|------------------|-------------------|
| PROPERTY TYPE | Flex | PROPERTY SUBTYPE | Office |
| AVAILABLE SF ± | 5,000 | FLOORS | 1 |
| ACRES | 1.0 | RESTROOMS | 5 |
| ZONING | LI | PARKING | 14 Surface Spaces |
| TAX PIN | 6832-48-1019 | | |

PRICING & TERMS

| | | | |
|------------|---------|------------|----------------|
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|------------|---------|------------|----------------|

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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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