

390 CASSELL STREET

FOR SALE | WINSTON-SALEM, NC 27107

Linville | Team Partners

COMMERCIAL REAL ESTATE



INDUSTRIAL BUILDING FOR SALE

PROPERTY HIGHLIGHTS

PROPERTY TYPE	Flex/Industrial
AVAILABLE SF ±	30,000
SALE PRICE	\$2,487,000

DESCRIPTION

±30,000 SF flex/industrial building for sale. Majority of the space is heated and cooled (75%-80%). Wired for picking/distribution operation. 16' clear ceiling height, two dock height doors with staging area on dock and one drive-in door. Central location with easy access to Highway 52 & I-40. 20-camera surveillance system and key card/fob access system that are internet accessible.



WILL BLACKWELL

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390 CASSELL STREET

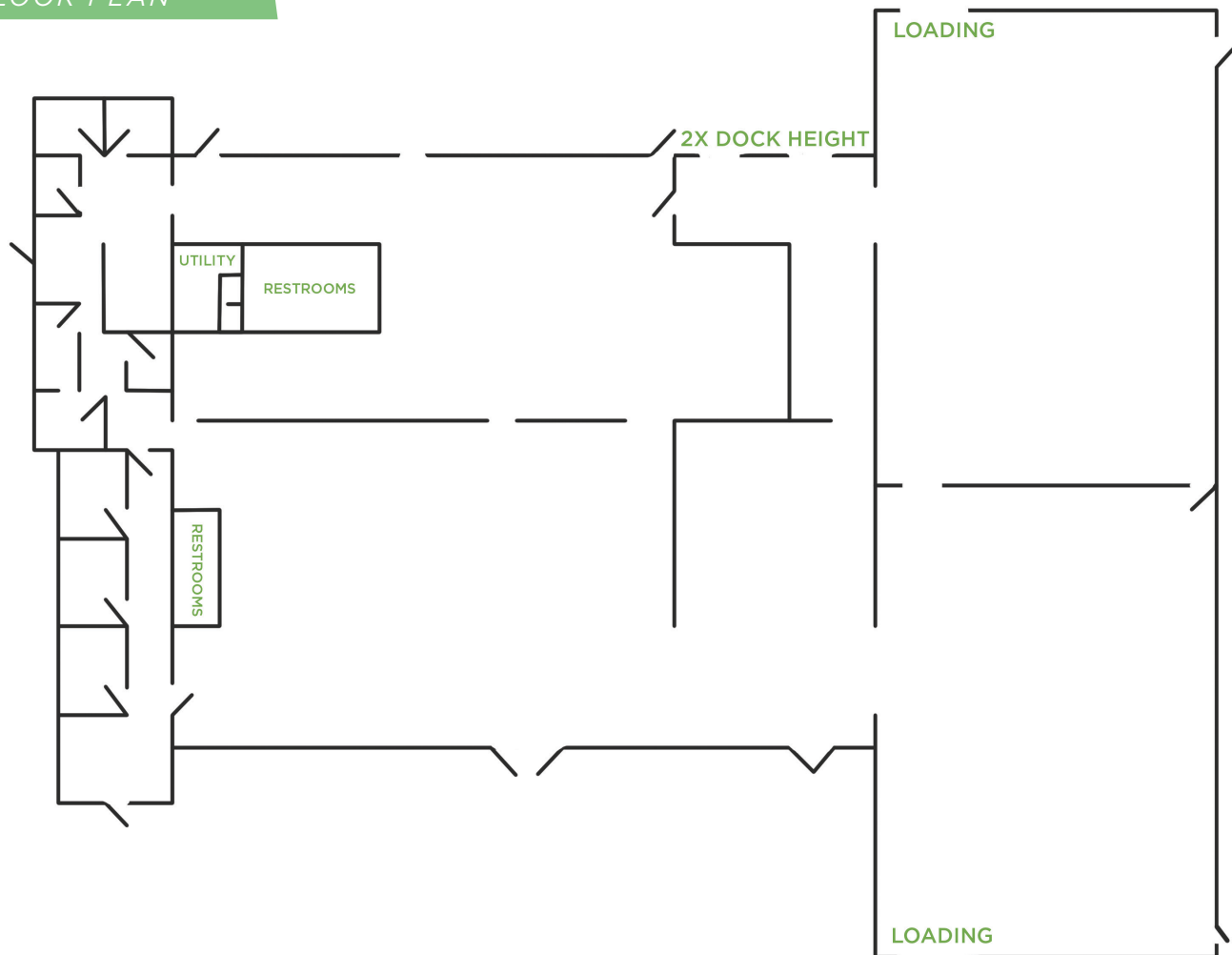
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FLOOR PLAN



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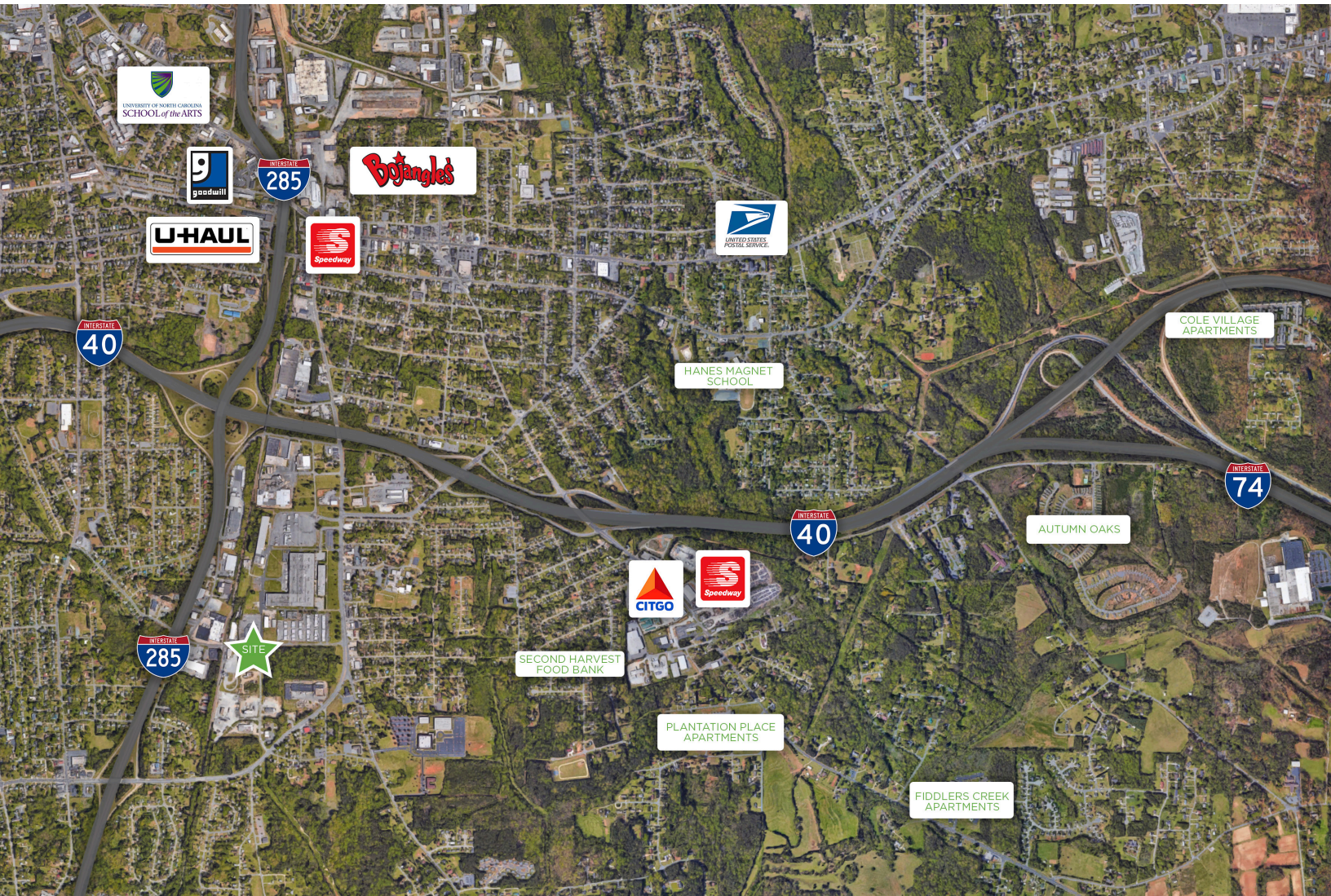
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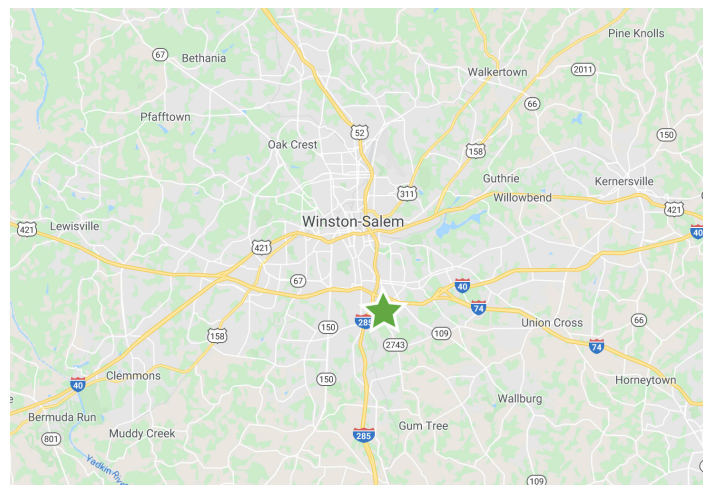
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KEY FEATURES

- ±30,000 SF flex/industrial building for sale
- 16' clear ceiling height
- Two dock height doors with staging area on dock
- One drive-in door
- Central location with easy access to Highway 52 & I-40



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PROPERTY INFORMATION

PROPERTY TYPE	Flex/Industrial	YEAR BUILT	1965
AVAILABLE SF ±	30,000	YEAR RENOVATED	2001, 2021
OFFICE SF ±	3,300	EXTERIOR	Brick & Metal
WAREHOUSE SF ±	26,700	DOCK DOORS	2
ACRES	2.27	DRIVE-IN DOORS	1
ZONING	GI	TAX PIN	6834-60-3361

PRICING & TERMS

SALE PRICE	\$2,487,000
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