

# 811-813 WINSTON STREET

FOR SALE/LEASE | GREENSBORO, NC 27405

Linville | Team Partners

COMMERCIAL REAL ESTATE



OFFICE/WAREHOUSE FOR SALE AND LEASE

## PROPERTY HIGHLIGHTS

PROPERTY TYPE	Office, Warehouse
AVAILABLE SF ±	3,400-31,700
SALE PRICE	Call For Details
LEASE RATE	\$9.50, Modified Gross

## DESCRIPTION

Easy access to US-29 and US-220; ±3,400-31,700 SF of updated/renovated office space near North Carolina A&T. Ample onsite parking available- can be combined with adjacent ±14,000 SF conditioned/sprinklered warehouse.



KATIE MEALKA

E Katie@LTPcommercial.com

M 336.473.0206

P 336.724.1715

NICK GONZALEZ

E Nick@LTPcommercial.com

M 305.979.3440

P 336.724.1715

# 811-813 WINSTON STREET

FOR SALE/LEASE | GREENSBORO, NC 27405

Linville | Team Partners

COMMERCIAL REAL ESTATE



206 W. FOURTH STREET • WINSTON-SALEM • NORTH CAROLINA • 27101

LTPCOMMERCIAL.COM • 336.724.1715

# 811-813 WINSTON STREET

FOR SALE/LEASE | GREENSBORO, NC 27405

Linville | Team Partners

COMMERCIAL REAL ESTATE



## PROPERTY INFORMATION

PROPERTY TYPE	Office/Warehouse	FLOORS	2
AVAILABLE SF ±	3,400-31,700	RESTROOMS	6
BUILDING SF ±	45,700	DOCK DOORS	1
ACRES	2.07	GROUND LEVEL DOOR	1
YEAR BUILT/RENOVATED	1991/2022	PARKING	75+ Surface
ZONING	HI		

## PRICING & TERMS

SALE PRICE	Call For Details	LEASE RATE	\$9.50, Modified Gross
------------	------------------	------------	------------------------

## DESCRIPTION

Easy access to US-29 and US-220; ±3,400-31,700 SF of updated/renovated office space near North Carolina A&T. Ample onsite parking available- can be combined with adjacent ±14,000 SF conditioned/sprinklered warehouse.

*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.*



206 W. FOURTH STREET • WINSTON-SALEM • NORTH CAROLINA • 27101  
LTPCOMMERCIAL.COM • 336.724.1715