

200 KAPP STREET

FOR SALE/LEASE | WINSTON-SALEM, NC 27105

Linville | Team Partners

COMMERCIAL REAL ESTATE



INDUSTRIAL BUILDING FOR SALE/LEASE

PROPERTY HIGHLIGHTS

PROPERTY TYPE	Industrial
AVAILABLE SF ±	57,646
SALE PRICE	\$3,200,000
LEASE RATE	\$4.50, NNN

DESCRIPTION

±57,646 SF industrial building just off Highway 52 in Winston-Salem. Building offers ±2,925 SF of office space, a conference room, 8 bathrooms, 2 dock high doors with 1 inside, 4 drive-in doors, and ample parking. The building sits on ±3.0 acres with convenient access for large trucks to the rear via Industrial Avenue. 12-18' ceilings in warehouse/production area, 2 fixed cranes, and 3400 Amp 120/240V, 3 phase power throughout the building with some interior locations up to 480V.



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

200 KAPP STREET

FOR SALE/LEASE | WINSTON-SALEM, NC 27105

Linville | Team Partners

COMMERCIAL REAL ESTATE



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

LTPCOMMERCIAL.COM • 336.724.1715

200 KAPP STREET

FOR SALE/LEASE | WINSTON-SALEM, NC 27105

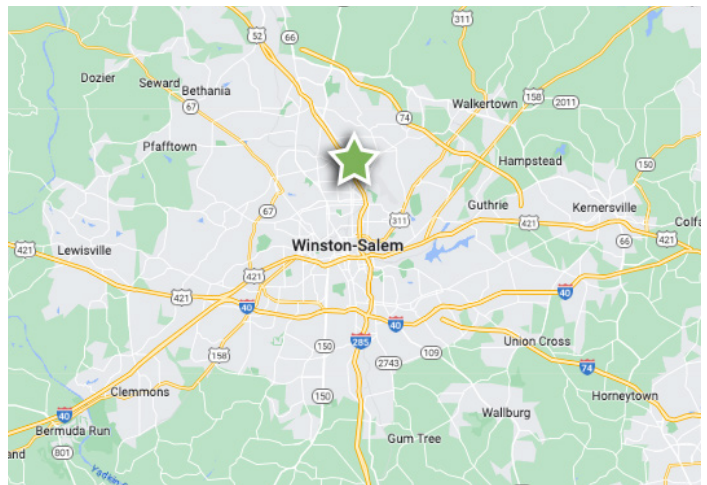
Linville | Team Partners

COMMERCIAL REAL ESTATE



KEY FEATURES

- ±57,646 SF industrial building just off Highway 52 in Winston-Salem
- ±2,925 SF of office space, a conference room, 8 bathrooms, 2 dock high doors with 1 inside, 4 drive-in doors, and ample parking
- 12-18' ceilings in warehouse/production area and 2 fixed cranes
- 3400 Amp 120/240V, 3 phase power with some interior locations up to 480V



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

LTPCOMMERCIAL.COM • 336.724.1715

200 KAPP STREET

FOR SALE/LEASE | WINSTON-SALEM, NC 27105

Linville | Team Partners

COMMERCIAL REAL ESTATE



PROPERTY INFORMATION

PROPERTY TYPE	Industrial	PROPERTY SUBTYPE	Warehouse, Manufacturing
AVAILABLE SF ±	57,646	FLOOR	Concrete
ACRES	3.0	ROOF	Gravel, Rubber, Metal
YEAR BUILT	1962, 1978, 1985	EXTERIOR	Brick, Utility Block, Metal
PARKING	90 Surface Spaces	DOCK DOORS	2
ZONING	LI	DRIVE-IN DOORS	4

PRICING & TERMS

SALE PRICE	\$3,200,000	LEASE RATE	\$4.50, NNN
------------	-------------	------------	-------------

DESCRIPTION

±57,646 SF industrial building just off Highway 52 in Winston-Salem. Building offers ±2,925 SF of office space, a conference room, 8 bathrooms, 2 dock high doors with 1 inside, 4 drive-in doors, and ample parking. The building sits on ±3.0 acres with convenient access for large trucks to the rear via Industrial Avenue. 12-18' ceilings in warehouse/production area, 2 fixed cranes, and 3400 Amp 120/240V, 3 phase power throughout the building with some interior locations up to 480V.

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