

# 2531 EMPIRE DRIVE

FOR SALE/LEASE | WINSTON-SALEM, NC 27103

Linville | Team Partners

COMMERCIAL REAL ESTATE

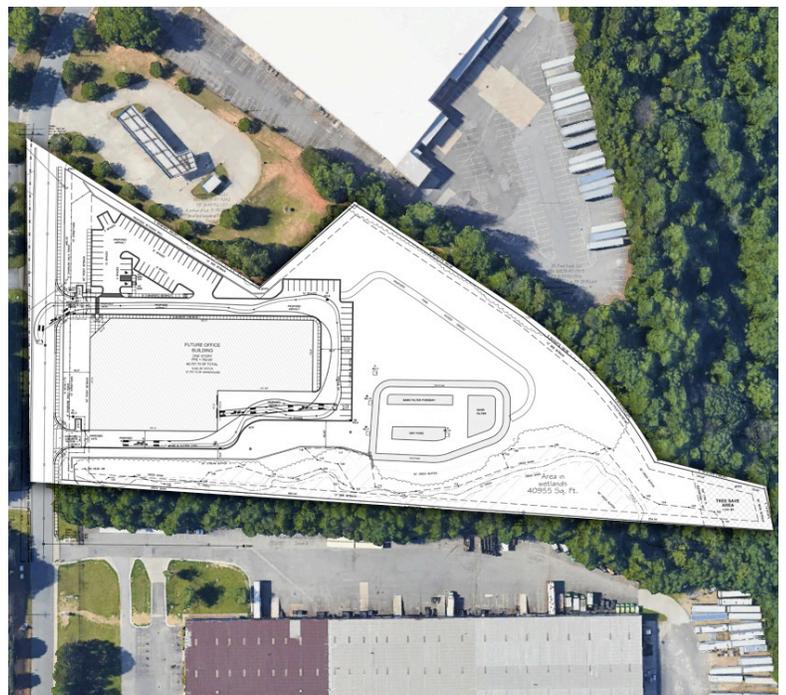


## PROPERTY HIGHLIGHTS

PROPERTY TYPE	Flex/Industrial
AVAILABLE SF ±	20,000 - 44,000
LAND SIZE	7.16 Acres
SALE PRICE	\$1,950,000
LEASE RATE	\$12.00, NNN

## DESCRIPTION

±20,000 - 44,000 SF custom build to suit flex/industrial building conveniently located near Stratford Road in Winston-Salem. The site is 2 miles from I-40 and 4.5 miles from Clemmons. Current plans allow for configurable site and building development with acceptable lease terms.



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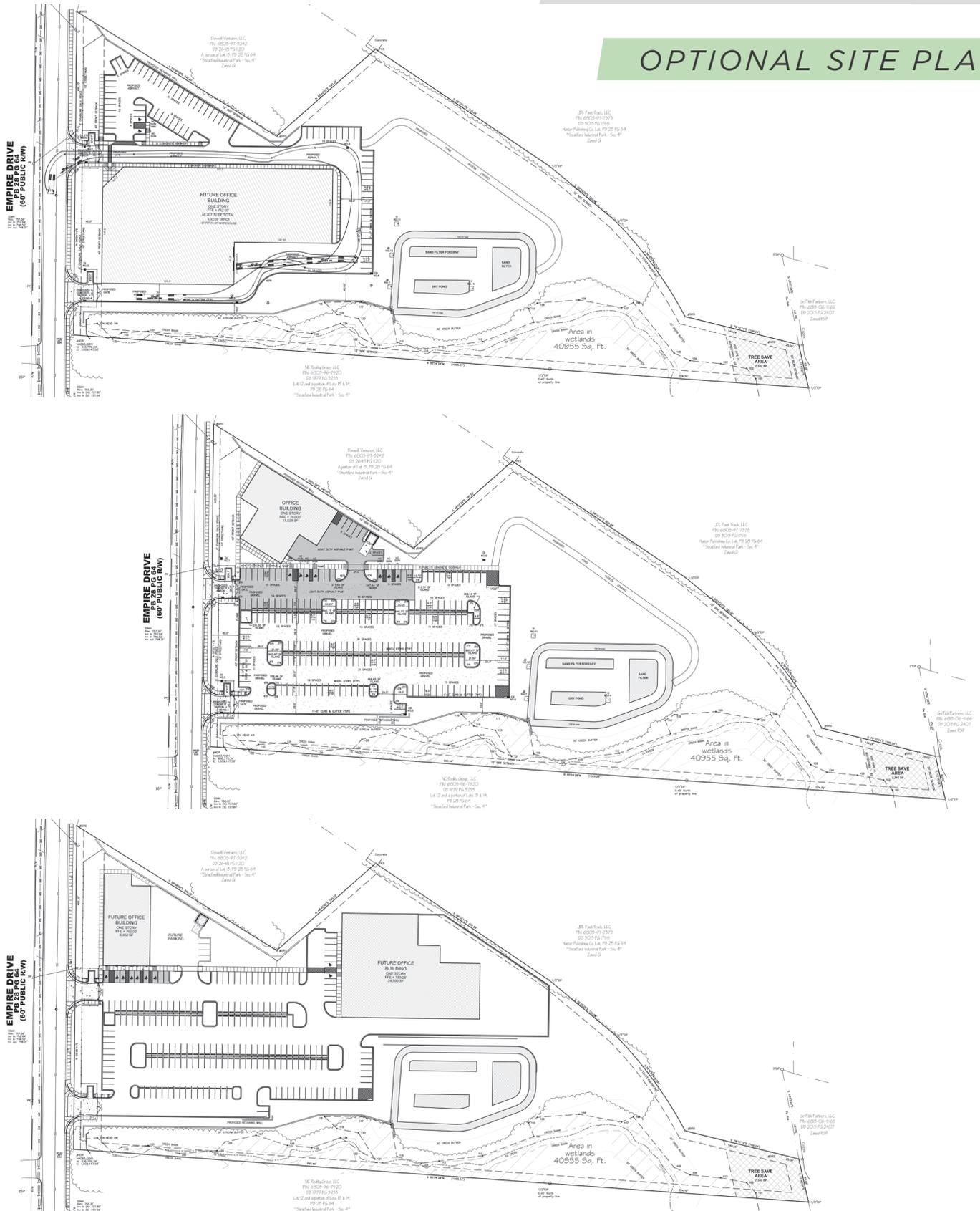
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## OPTIONAL SITE PLANS



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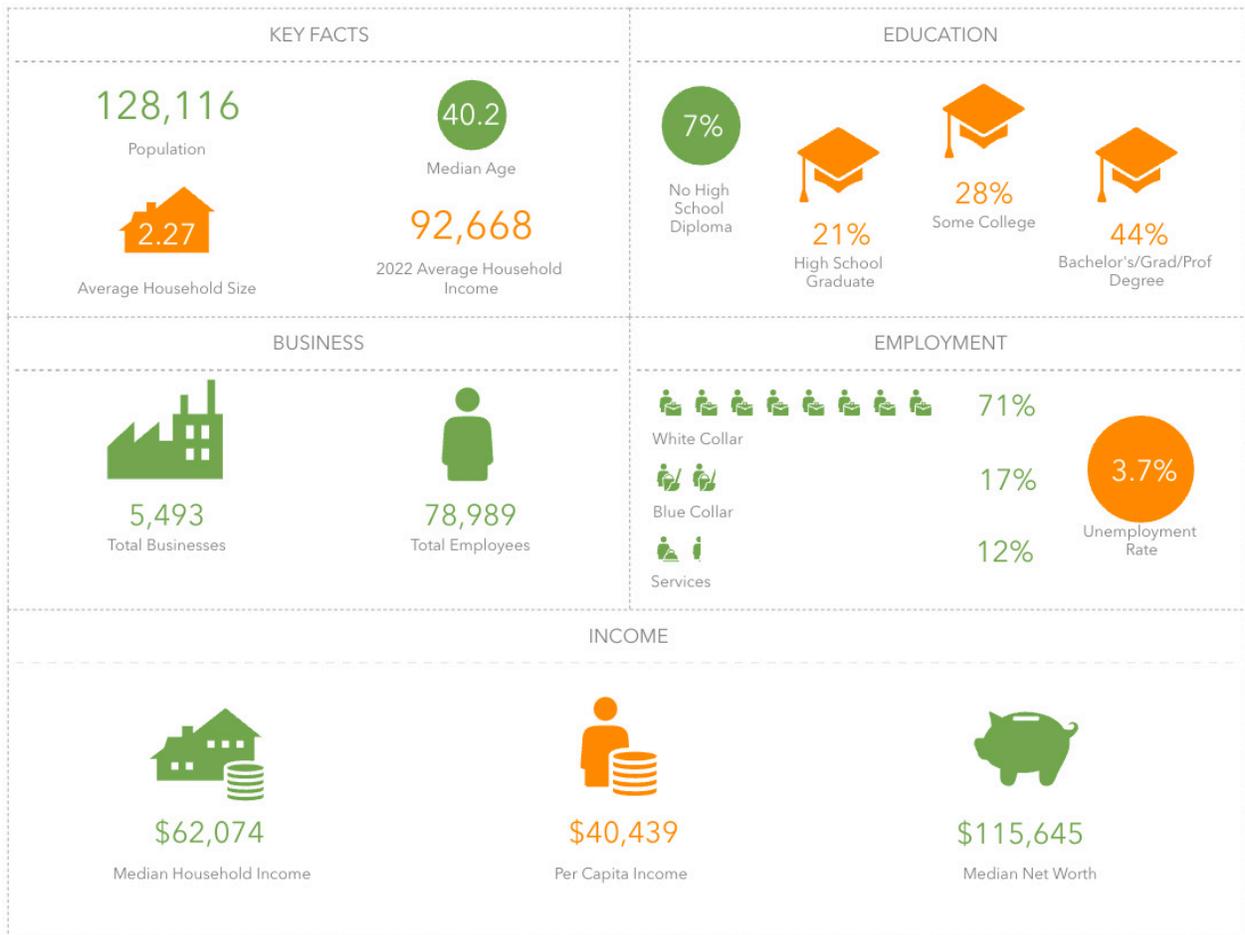
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## PROPERTY INFORMATION

PROPERTY TYPE	Flex/Industrial	LAND SIZE	7.16 Acres
AVAILABLE SF ±	20,000 - 44,000	TAX PIN	6803-96-6858

## PRICING & TERMS

SALE PRICE	\$1,950,000	LEASE RATE/TYPE	\$12.00, NNN
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