

# 2531 EMPIRE DRIVE

FOR SALE/LEASE | WINSTON-SALEM, NC 27103

Linville | Team Partners

COMMERCIAL REAL ESTATE



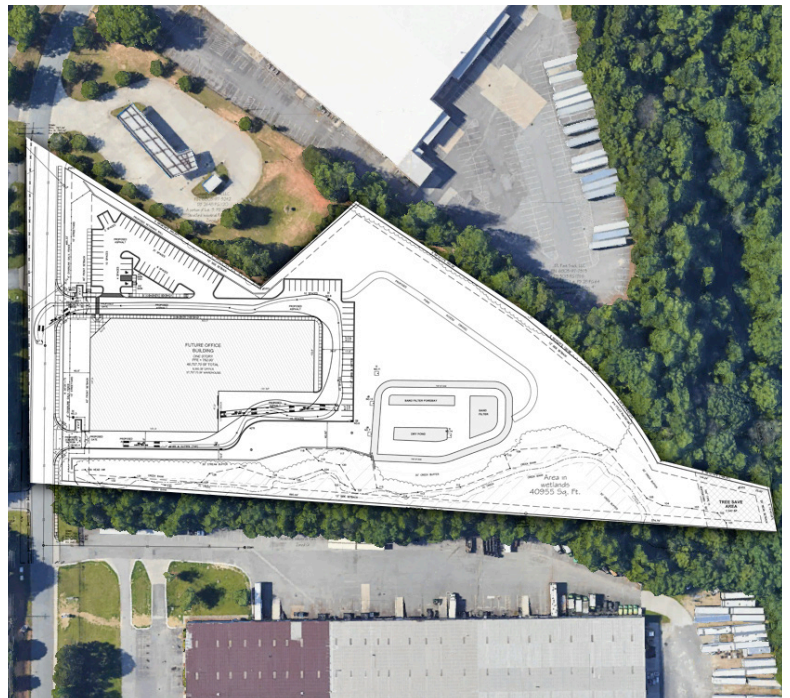
## PROPOSED FLEX/INDUSTRIAL BUILDING

### PROPERTY HIGHLIGHTS

PROPERTY TYPE	Flex/Industrial
AVAILABLE SF ±	20,000 - 44,000
LAND SIZE	7.16 Acres
SALE PRICE	\$1,950,000
AS-IS LEASE RATE	\$9,000/Month, NNN
BUILD-TO-SUIT LEASE RATE	\$12.00, NNN

### DESCRIPTION

Up to ±44,000 SF build-to-suit industrial/flex building conveniently located in Winston-Salem. Site development plans allow for several different configurations for the right tenant/landlord relationship. The site currently offers ±2.0 paved acres and would function well as outdoor storage. Located 2 miles from I-40 and 4.5 miles from Clemmons.



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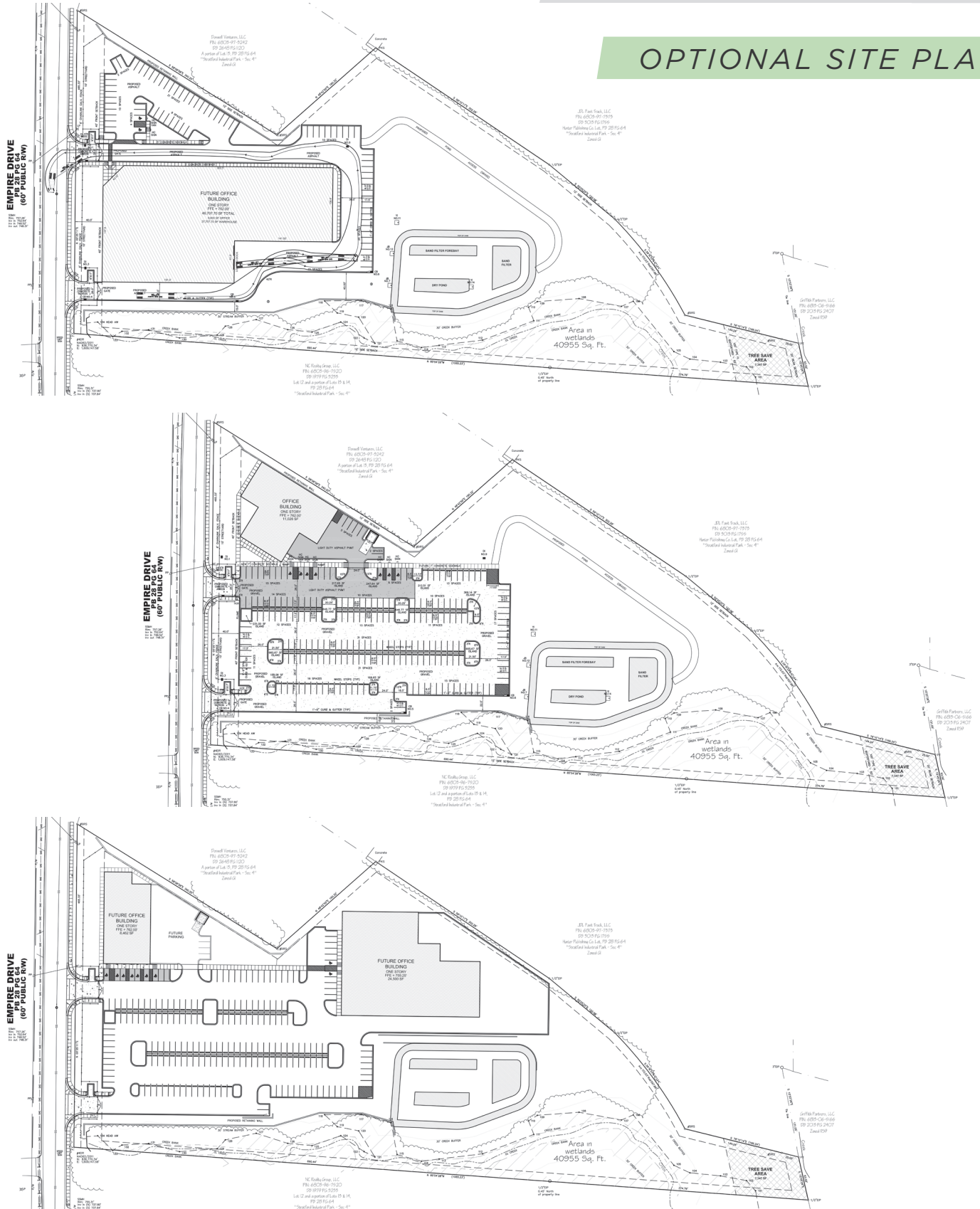
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## OPTIONAL SITE PLANS

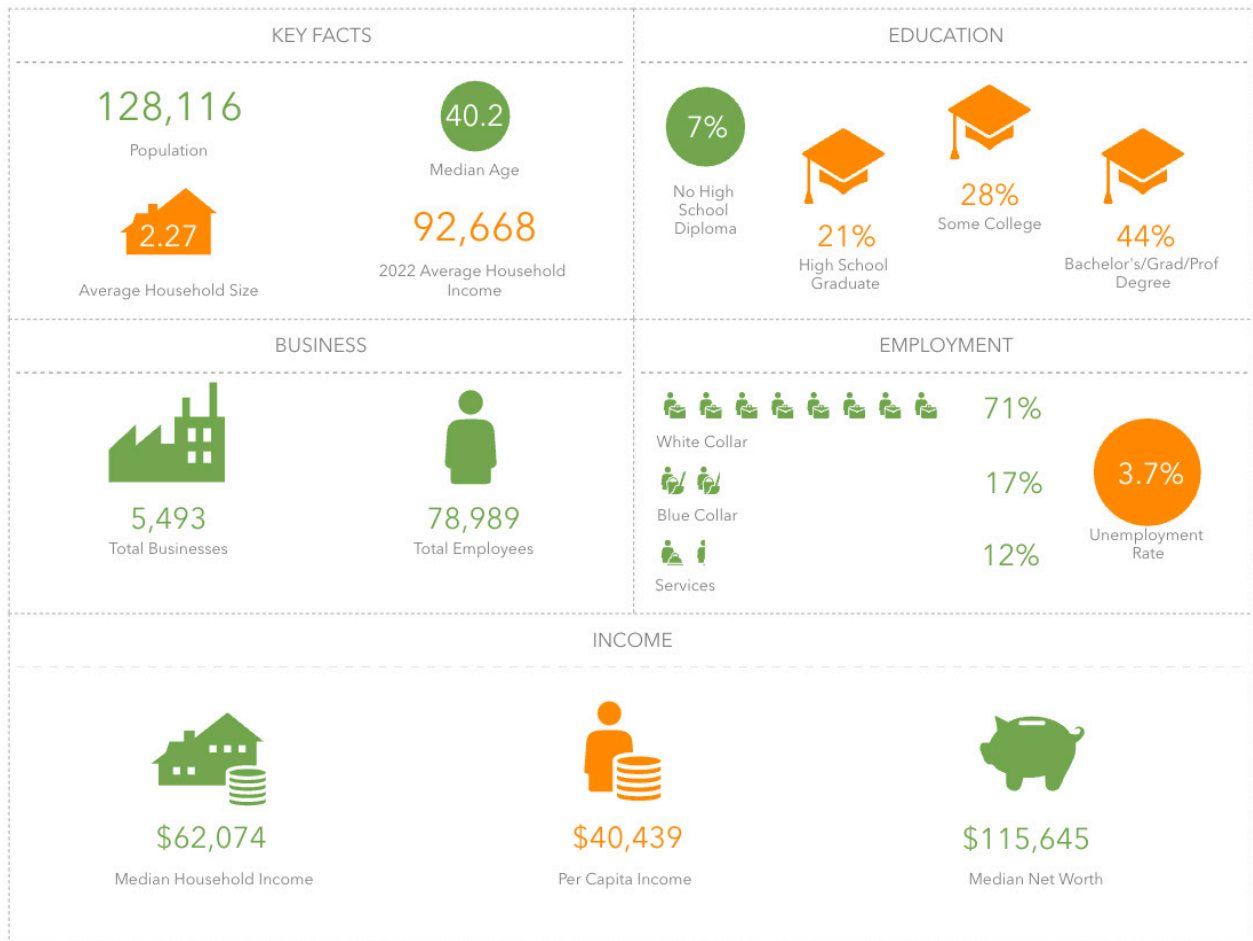


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## PROPERTY INFORMATION

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 TYPE	NNN
AS-IS LEASE RATE	\$9,000/Month	BUILD-TO-SUIT LEASE RATE	\$12.00

## DESCRIPTION

Up to ±44,000 SF build-to-suit industrial/flex building conveniently located in Winston-Salem. Site development plans allow for several different configurations for the right tenant/landlord relationship. The site currently offers ±2.0 paved acres and would function well as outdoor storage. Located 2 miles from I-40 and 4.5 miles from Clemmons.

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