2531 EMPIRE DRIVE

Linville Team Partners

FOR SALE/LEASE | WINSTON-SALEM, NC 27103

COMMERCIAL REAL ESTATE

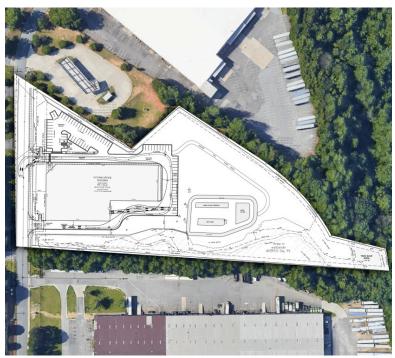


PROPERTY HIGHLIGHTS

PROPERTY TYPE	Flex/Industrial
AVAILABLE SF ±	20,000 - 44,000
LAND SIZE	7.16 Acres
SALE PRICE	\$1,950,000
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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OPTIONAL SITE PLANS EMPIRE DRIVE PB 28 PG 64 (60' PUBLIC R/W) FUTURE OFFIC BUILDING ONE STORY FFE = 7102.07 46.707.70 SF TOTAL 5000 SF OFFICE SANO FILTER Area I wetlands 40955 Sq. Ft. TREE SA 1/270P GAS' North of property is 1044 Rev 795.37 Rev 100 727.00 Sup 10 00 727.00 OFFICE BUILDING ONE STORY FFE + 792.00 EMPIRE DRIVE PB 28 PG 64 (60' PUBLIC R/W) 5046.0 119 SAND FILTER **TITIT** Ginnin -wetlands 40955 Sq. #408 NIO83/3011 NI \$35,775,7 114 REE SA AREA -x* 1/2'DP 0.42' North of property line BUILDING ONE STORY FFE = NI2:07 8,402 SF FUTURE EMPIRE DRIVE PB 28 PG 64 (60' PUBLIC RW) FUTURE OFF BUILDING ONE STORY FFE + 759.29 24.500.39 UIIIIIIIU Shan Roy 10.56° Int is 20250° Int is 20250° Int is 20250° Int is 20250° 0111111111111110 5 -----40955 Sq. REE SA AREA 1/2°0P 0.45° North State of the second

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PROPERTY INFORMATION

PROPERTY TYPE	Flex/Industrial	LAND SIZE	7.16 Acres
AVAILABLE SF ±	20,000 - 44,000	ΤΑΧ ΡΙΝ	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 $\pm 44,000$ 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.

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.



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