

2901 NIEMAN INDUSTRIAL DRIVE

FOR SALE/LEASE | WINSTON-SALEM, NC 27103

Linville | Team Partners

COMMERCIAL REAL ESTATE



STORAGE SPACE FOR SALE/LEASE

PROPERTY HIGHLIGHTS

PROPERTY TYPE	Storage
AVAILABLE SF ±	2,500 - 5,000
SALE PRICE	\$395,000
LEASE RATE	\$12.00, Modified Gross

DESCRIPTION

±2,500-5,000 SF of newly renovated storage space conveniently located to Clemmons and Hanes Mall Blvd. in Winston-Salem. Recent renovations include new roof, gutters, exterior paint, and 20 garage doors. Landlord is willing to discuss improvements allowance for the correct tenant relationship. Ownership is willing to discuss installation of a restroom and conditioned office.



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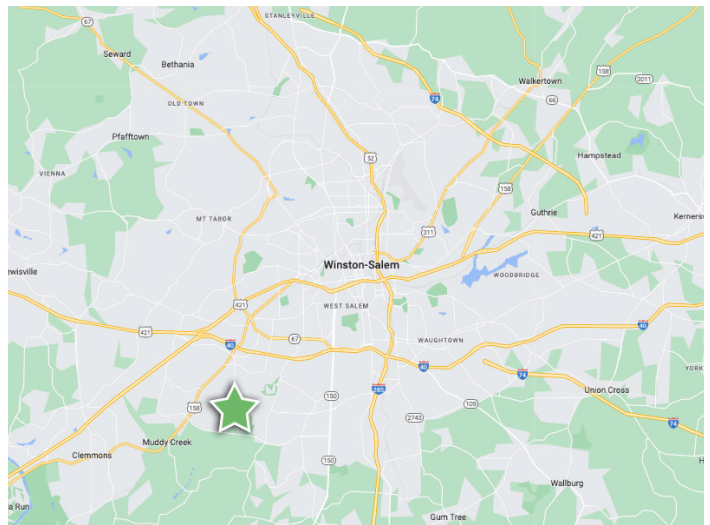
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KEY FEATURES

- ±2,500 - 5,000 SF of newly renovated storage space
- Renovations include new roof, gutters, exterior paint, and 20 garage doors
- Landlord willing to discuss improvements allowance for the correct tenant relationship
- Ownership is willing to discuss installation of a restroom and conditioned office



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PROPERTY INFORMATION

PROPERTY TYPE	Storage	ACRES	0.35
AVAILABLE SF ±	2,500 - 5,000	ROOF	Metal
YEAR BUILT	1981	EXTERIOR	Brick
TAX PIN	6813-15-2585		

PRICING & TERMS

SALE PRICE	\$395,000	LEASE RATE/TYPE	\$12.00, Modified Gross
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