

1539 WAUGHTOWN STREET

FOR SALE/LEASE | WINSTON-SALEM, NC 27107

Linville | Team Partners

COMMERCIAL REAL ESTATE

±96,428 SF WAREHOUSE/INDUSTRIAL FOR SALE/LEASE



PROPERTY HIGHLIGHTS

PROPERTY TYPE	Warehouse/Industrial
AVAILABLE SF ±	9,880 - 96,428
SALE PRICE	\$3,795,000
LEASE RATE	\$3.95 - \$6.50, NNN

DESCRIPTION

4.0 - 8.5 acres of fenced, gated, outdoor storage and/or parking. ±9,880 - 96,428 SF of warehouse/industrial space spread across 4 buildings. Future projects and improvements will allow for more outdoor storage on the ±9.06 acre property. 5 dock-high doors and 3 drive-in doors in allow for various Warehouse/industrial uses. Building 1 and 2 share an industrial dock lift. Ideal site logistics at 1.0 mile from I-40 and 1.5 miles from US-52. 2.0 acres of outdoor storage/parking is temp leased through June 2026.



KATIE HAYES

E Katie@LTPcommercial.com

M 336.473.0206

P 336.724.1715

NICK GONZALEZ

E Nick@LTPcommercial.com

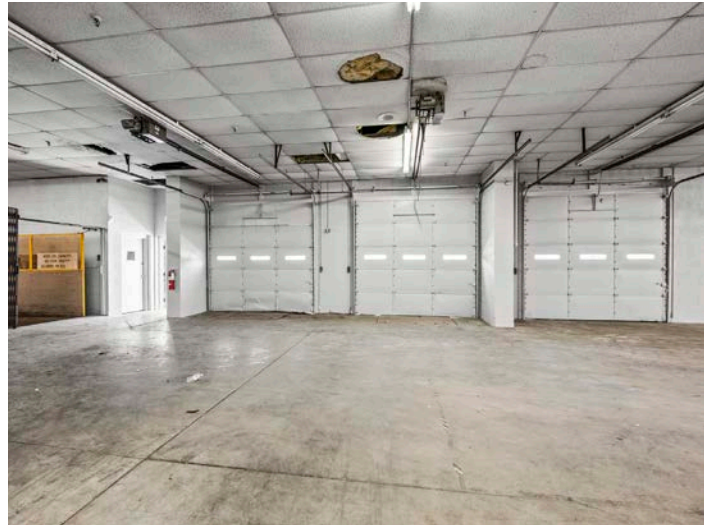
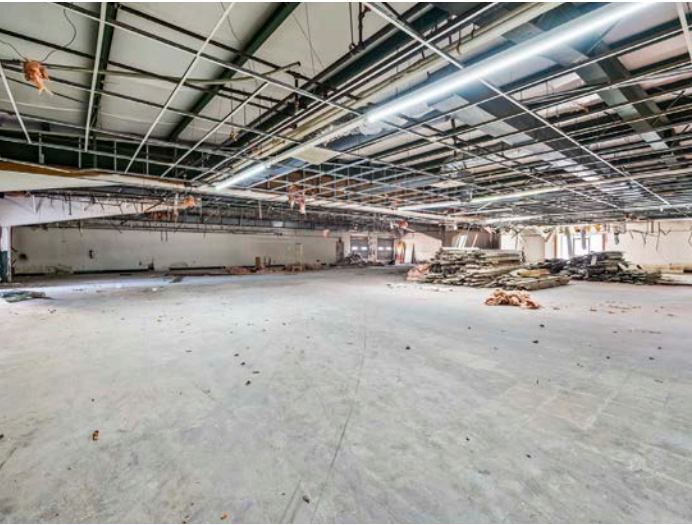
P 336.724.1715

1539 WAUGHTOWN STREET

FOR SALE/LEASE | WINSTON-SALEM, NC 27107

Linville | Team Partners

COMMERCIAL REAL ESTATE



L | T

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

LTPCOMMERCIAL.COM • 336.724.1715

1539 WAUGHTOWN STREET

FOR SALE/LEASE | WINSTON-SALEM, NC 27107

Linville | Team Partners

COMMERCIAL REAL ESTATE



LEASING AVAILABILITY

	DETAILS	SIZE	LEASE RATE
OPTION 1	Building 3	±9,880 SF	\$6.50 NNN
OPTION 2	Building 1 - Lower Level	±14,400 SF	\$6.00 NNN
OPTION 3	Building 2	±25,207 SF	\$3.95 NNN
OPTION 4	Building 1	±61,548 SF	\$3.95 NNN
OPTION 5	All 3 Buildings	±96,428 SF	\$3.95 NNN

1539 WAUGHTOWN STREET

FOR SALE/LEASE | WINSTON-SALEM, NC 27107

Linville | Team Partners
COMMERCIAL REAL ESTATE



LEASING AVAILABILITY

DETAILS		SIZE	LEASE RATE
OPTION 6*	Available Parking Lot	±4.0-8.5 AC (Parking/Storage) & ±9,734 SF	\$4,200/AC/Month

*TO BE COMPLETED WITH ACCEPTABLE TERMS



206 W. FOURTH STREET • WINSTON-SALEM • NORTH CAROLINA • 27101
LTPCOMMERCIAL.COM • 336.724.1715

1539 WAUGHTOWN STREET

FOR SALE/LEASE | WINSTON-SALEM, NC 27107

Linville | Team Partners

COMMERCIAL REAL ESTATE



PROPERTY INFORMATION

PROPERTY TYPE	Warehouse/Industrial	PROPERTY SUBTYPE	Warehouse
AVAILABLE SF ±	9,880 - 96,428	EXTERIOR	Metal
YEAR BUILT	1974	DOCK DOORS	5
ACRES	9.06	DRIVE-IN DOORS	3
ZONING	LI	ELECTRICAL	Duke
TAX PIN	6844-36-8589		

PRICING & TERMS

SALE PRICE	\$3,795,000	LEASE RATE	\$3.95 - \$6.50, NNN
------------	-------------	------------	----------------------

DESCRIPTION

4.0 - 8.5 acres of fenced, gated, outdoor storage and/or parking. ±9,880 - 96,428 SF of warehouse/industrial space spread across 4 buildings. Future projects and improvements will allow for more outdoor storage on the ±9.06 acre property. 5 dock-high doors and 3 drive-in doors in allow for various Warehouse/industrial uses. Building 1 and 2 share an industrial dock lift. Ideal site logistics at 1.0 mile from I-40 and 1.5 miles from US-52. 2.0 acres of outdoor storage/parking is temp leased through June 2026.

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.

L | T

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

LTPCOMMERCIAL.COM • 336.724.1715