

1539 WAUGHTOWN STREET

FOR LEASE | WINSTON-SALEM, NC 27107

Linville | Team Partners

COMMERCIAL REAL ESTATE

±96,248 SF FLEX/INDUSTRIAL FOR LEASE



PROPERTY HIGHLIGHTS

PROPERTY TYPE	Flex/Industrial
AVAILABLE SF ±	25,207 - 96,248
LEASE RATE	\$4.65, NNN

DESCRIPTION

±25,207 - 96,248 SF of flex/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 flex/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.



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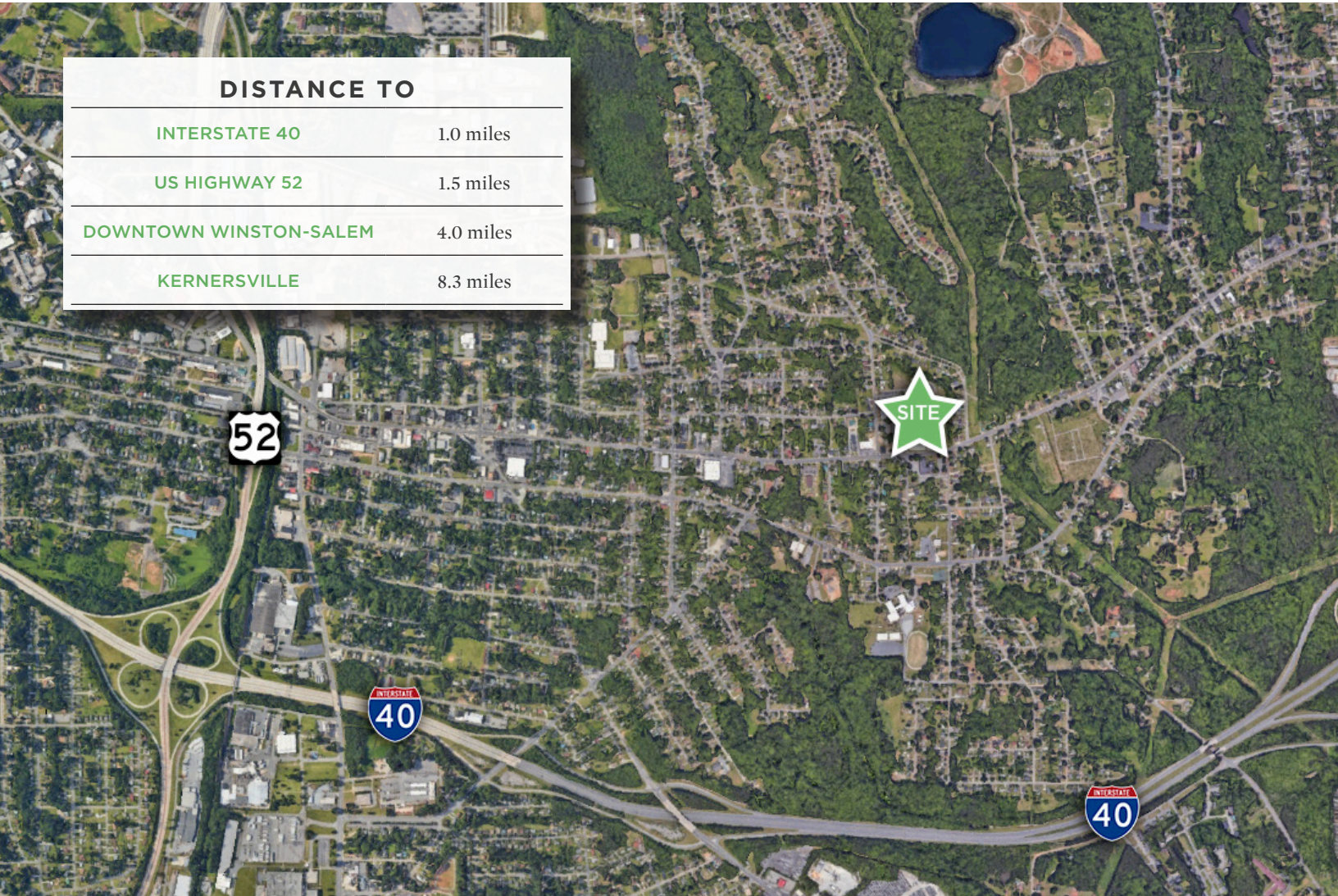
DISTANCE TO

INTERSTATE 40 1.0 miles

US HIGHWAY 52 1.5 miles

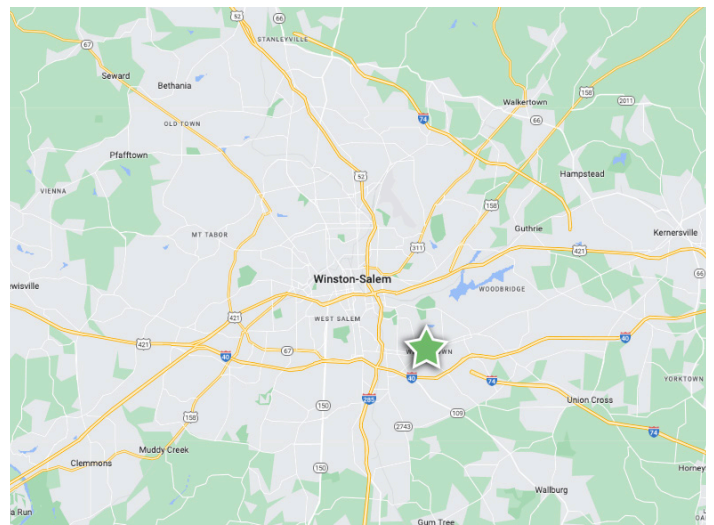
DOWNTOWN WINSTON-SALEM 4.0 miles

KERNERSVILLE 8.3 miles



KEY FEATURES

- ± 25,207 - 96,248 SF of flex/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
- 1.0 mile from I-40 and 1.5 miles from US-52



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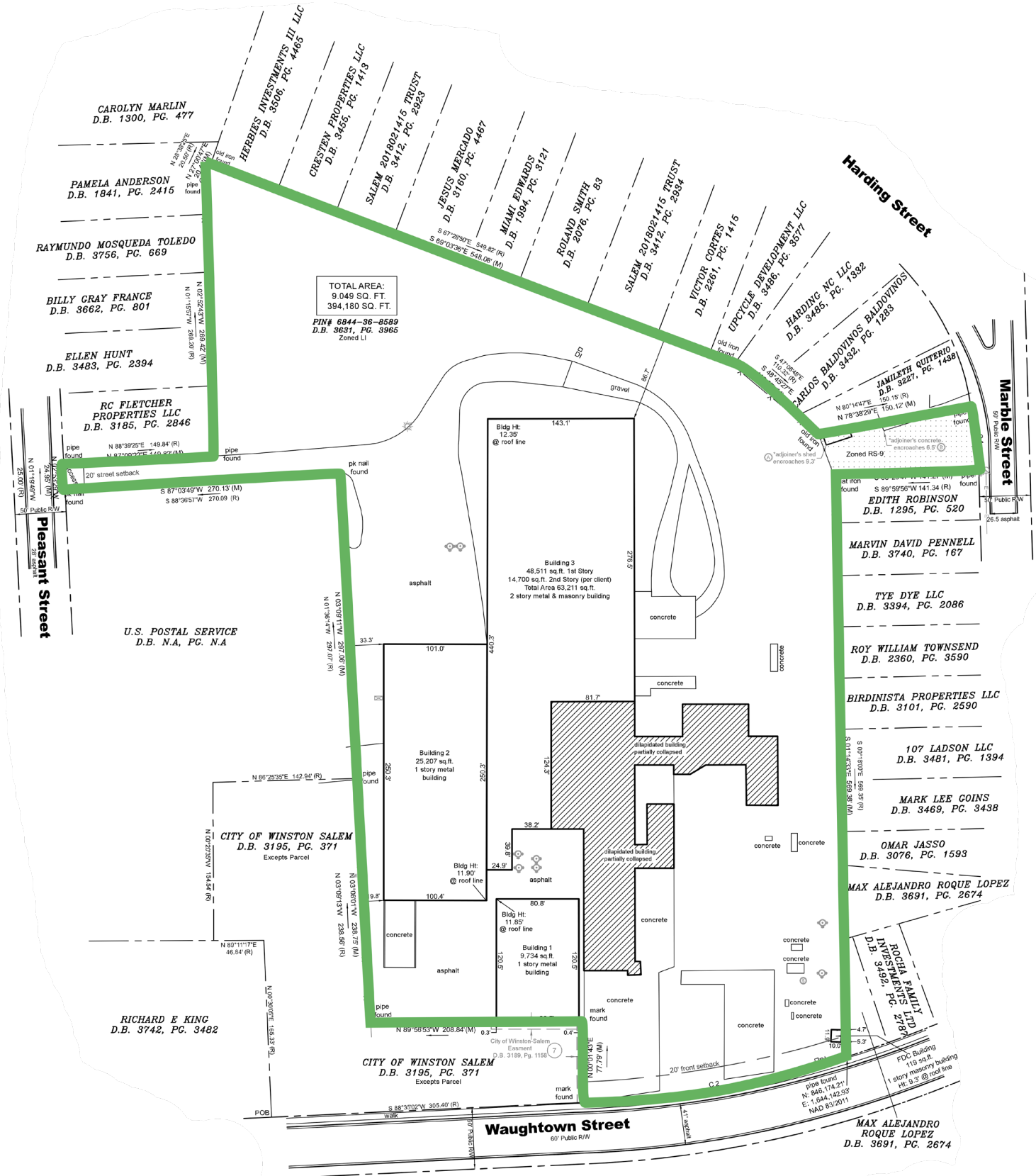
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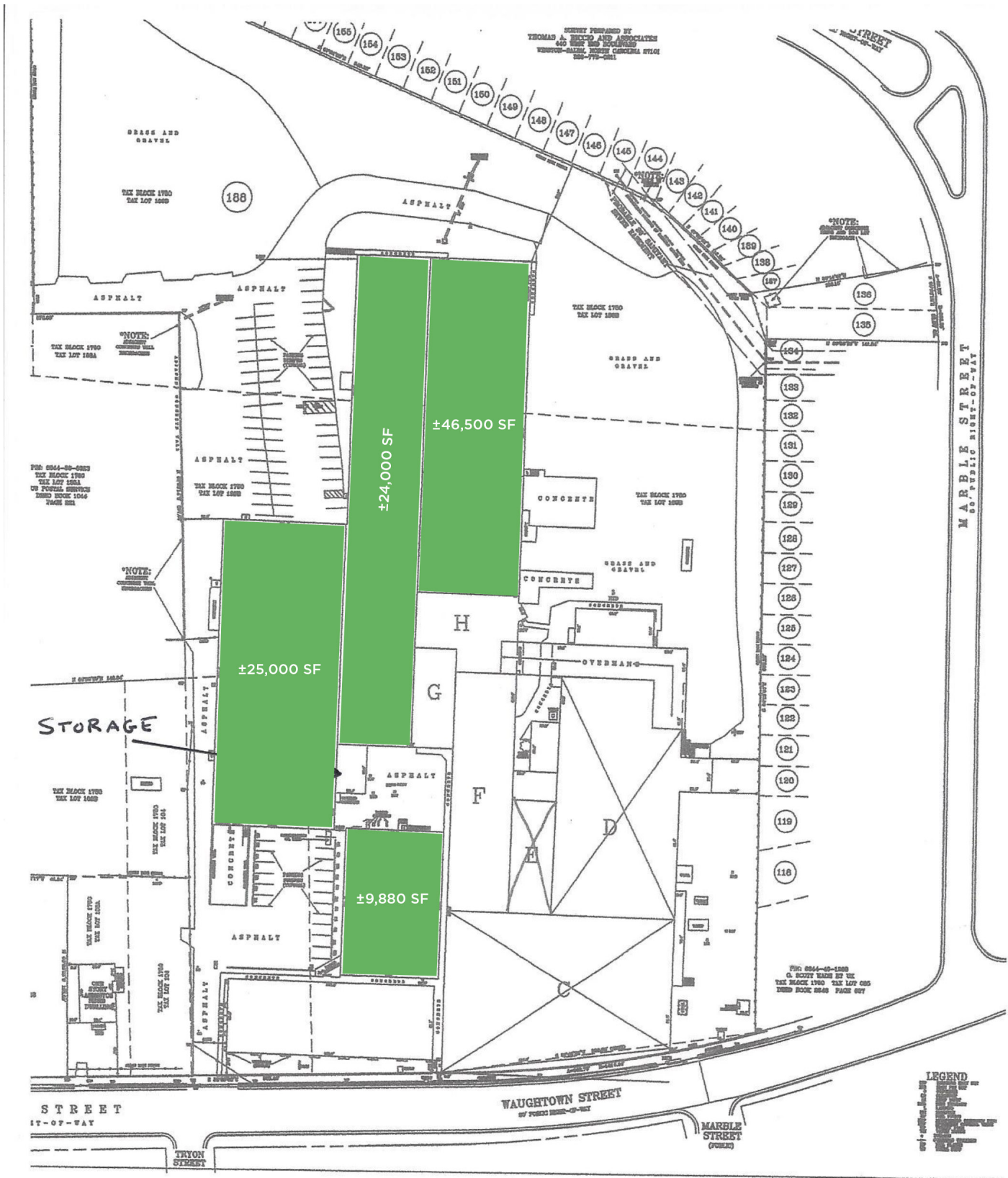
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PROPERTY INFORMATION

PROPERTY TYPE	Flex/Industrial	PROPERTY SUBTYPE	Warehouse
AVAILABLE SF ±	25,207 - 96,248	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

LEASE RATE	\$4.65	LEASE TYPE	NNN
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DESCRIPTION

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