

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	\$3,875,000
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.



UPDATED EXTERIOR PAINT

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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

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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



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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	\$3,875,000	LEASE RATE	\$3.95 - \$6.50, NNN
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