

# 1539 WAUGHTOWN STREET

FOR SALE/LEASE | WINSTON-SALEM, NC 27107

Linville | Team Partners

COMMERCIAL REAL ESTATE

±96,248 SF WAREHOUSE/INDUSTRIAL FOR SALE/LEASE



## PROPERTY HIGHLIGHTS

PROPERTY TYPE	Warehouse/Industrial
AVAILABLE SF ±	25,207 - 96,248
SALE PRICE	\$3,875,000
LEASE RATE	\$3.95, NNN

## DESCRIPTION

3.5-4.0 acres of fenced, gated, outdoor storage and/or parking. ±25,207-96,248 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.



UPDATED EXTERIOR PAINT

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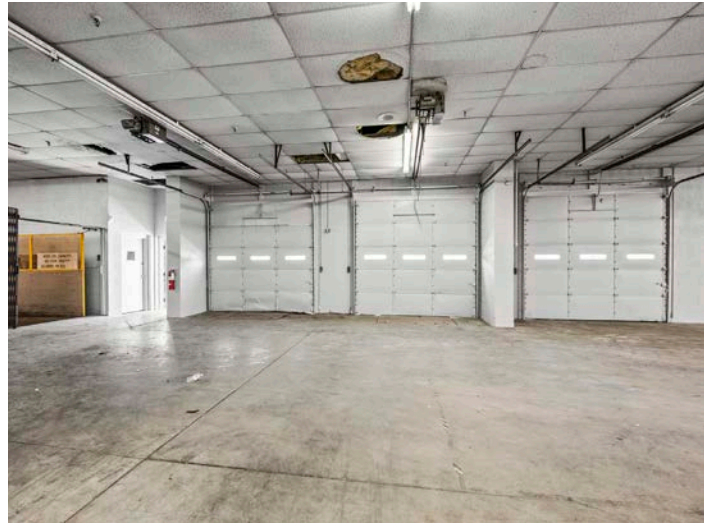
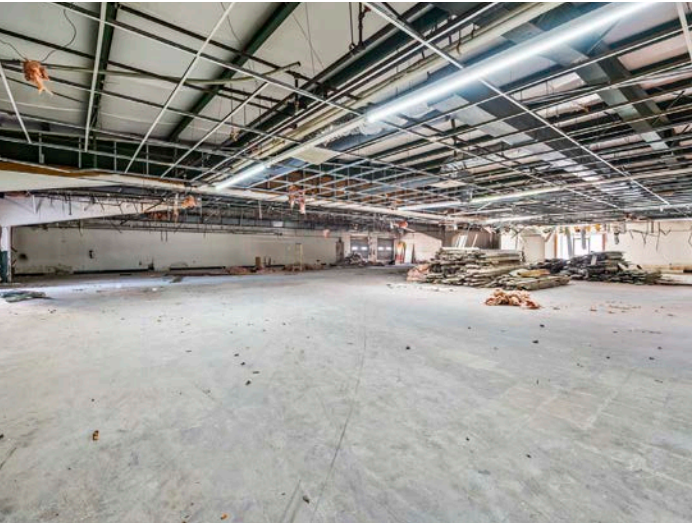


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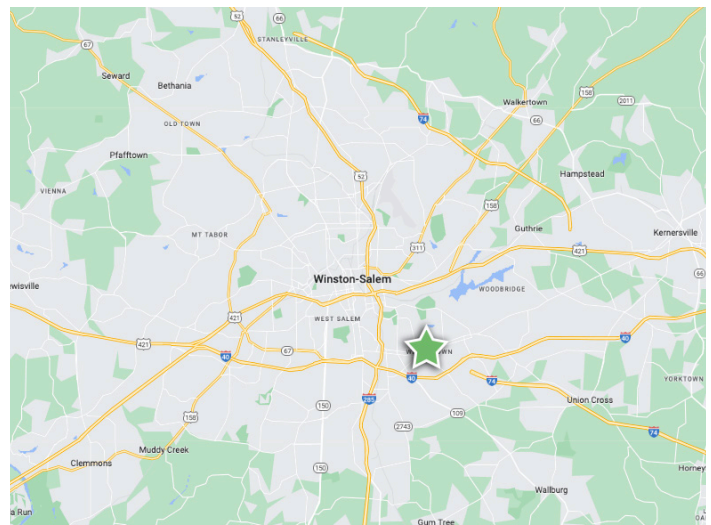
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## KEY FEATURES

- 3.5-4.0 acres of fenced, gated, outdoor storage and/or parking
- ±25,207 - 96,248 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
- 1.0 mile from I-40 and 1.5 miles from US-52



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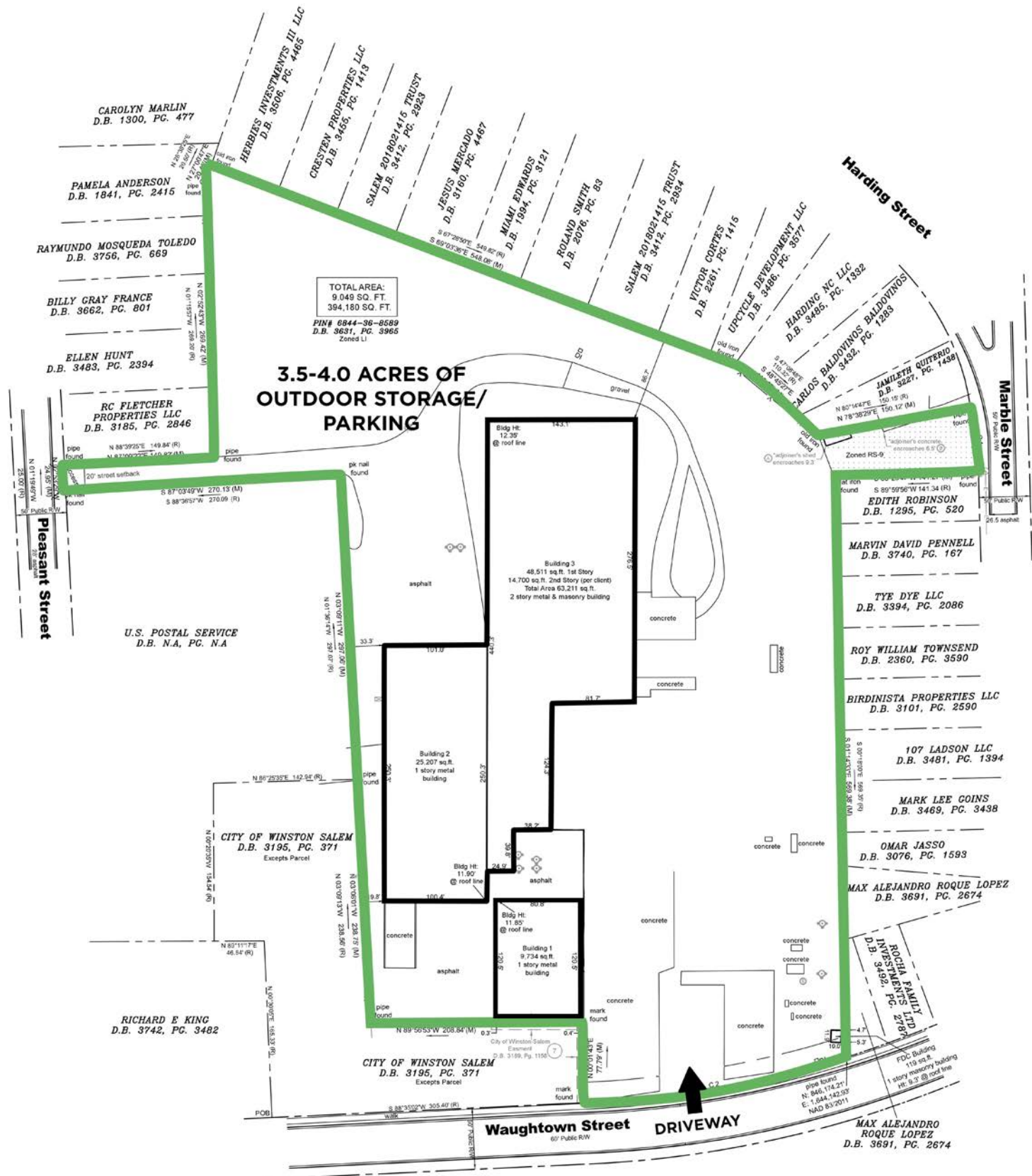
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DISTANCE TO	
INTERSTATE 40	1.0 miles
US HIGHWAY 52	1.5 miles
DOWNTOWN WINSTON-SALEM	4.0 miles
KERNERSVILLE	8.3 miles

## PROPERTY INFORMATION

PROPERTY TYPE	Warehouse/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

SALE PRICE	\$3,875,000	LEASE RATE	\$3.95, NNN
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## DESCRIPTION

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*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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