

1539 WAUGHTOWN STREET

INDUSTRIAL PROPERTY **FOR SALE / LEASE**

PROPERTY DESCRIPTION

4.0 - 8.5 acres of fenced, gated, outdoor storage and/or parking. $\pm 9,880$ - 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 doors and 3 drive-in doors 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. Sellers will lease back the property for 1 year at a 9.0% cap rate with agreeable terms.

OFFERING SUMMARY

Sale Price	\$3,795,000
Lease Rate	\$3.95 - 6.50 SF/yr (NNN)
Lot Size	9.06 Acres
Building Size	$\pm 96,428$ SF
Available Space	$\pm 9,880$ - 96,428
NOI	\$341,550 (1 Year Master Lease)
Cap Rate	9.0% (1 Year Master Lease)

Katie Hayes

336.473.0206
katie@ltpcommercial.com

Nick Gonzalez

336.724.1715
nick@ltpcommercial.com

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WINSTON-SALEM, NC

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AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
■ Option 1	9,880 SF	NNN	\$6.50 SF/yr	Building 3
■ Option 2	14,400 SF	NNN	\$6.00 SF/yr	Building 1 - Lower Level
■ Option 3	25,207 SF	NNN	\$3.95 SF/yr	Building 2
■ Option 4	61,548 SF	NNN	\$3.95 SF/yr	Building 1
■ Option 5	96,428 SF	NNN	\$3.95 SF/yr	All 3 Buildings

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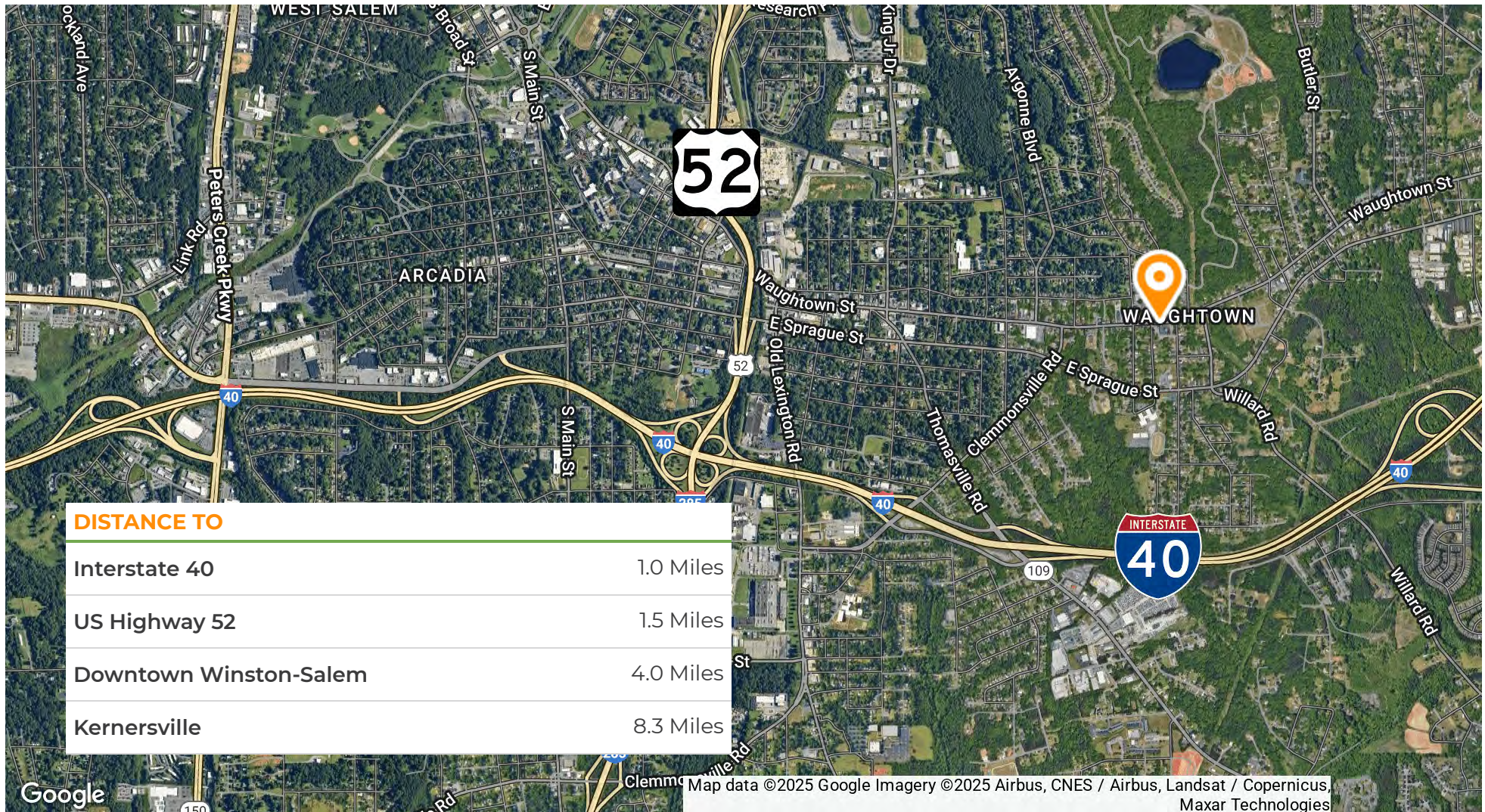
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LOCATION INFORMATION

Street Address	1539 Waughtown Street
City, State, Zip	Winston-Salem, NC 27107

PROPERTY INFORMATION

Property Type	Industrial/Warehouse
Zoning	LI
Tax Pin	6844-36-8589
Lot Size	9.06 Acres
Drive-In Doors	3
Dock Doors	5
Electrical	Duke
Property Use	Owner / User
Building Size	±96,428 SF
Year Built	1974
Exterior Walls	Metal



SALE PRICE: \$3,795,000
LEASE RATE: \$3.95 - 6.50
SF/YR (NNN)

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