

2995 STARLIGHT DRIVE

FOR LEASE | WINSTON-SALEM, NC 27107

Linville | Team Partners

COMMERCIAL REAL ESTATE



FLEX/INDUSTRIAL PARK OPPORTUNITY

PROPERTY HIGHLIGHTS

PROPERTY TYPE	Flex/Industrial
PROPERTY SUBTYPE	Warehouse/Distribution
AVAILABLE SF ±	32,500
LEASE RATE	\$6.00, NNN

DESCRIPTION

±32,500 SF of warehouse/distribution space available. Featuring 16' clear ceiling height, 4 dock doors, extensive dock loading area, ample parking, and 6" 4000 PSI concrete floors. Easy access to I-40 and Highway 52, former home of Douglas Battery, Brownfields eligible.



KATIE MEALKA

E Katie@LTPcommercial.com

M 336.473.0206

P 336.724.1715

NICK GONZALEZ

E Nick@LTPcommercial.com

M 305.979.3440

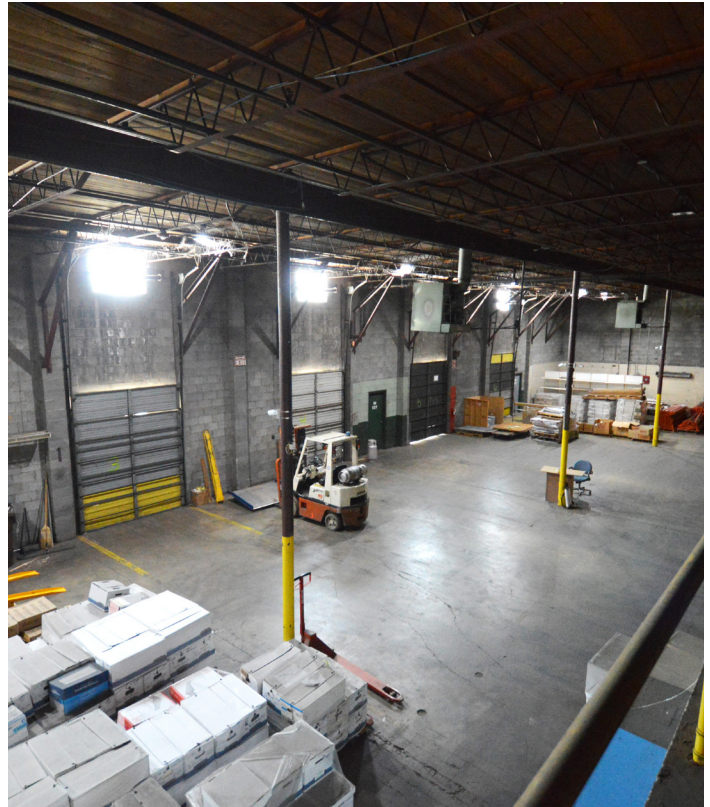
P 336.724.1715

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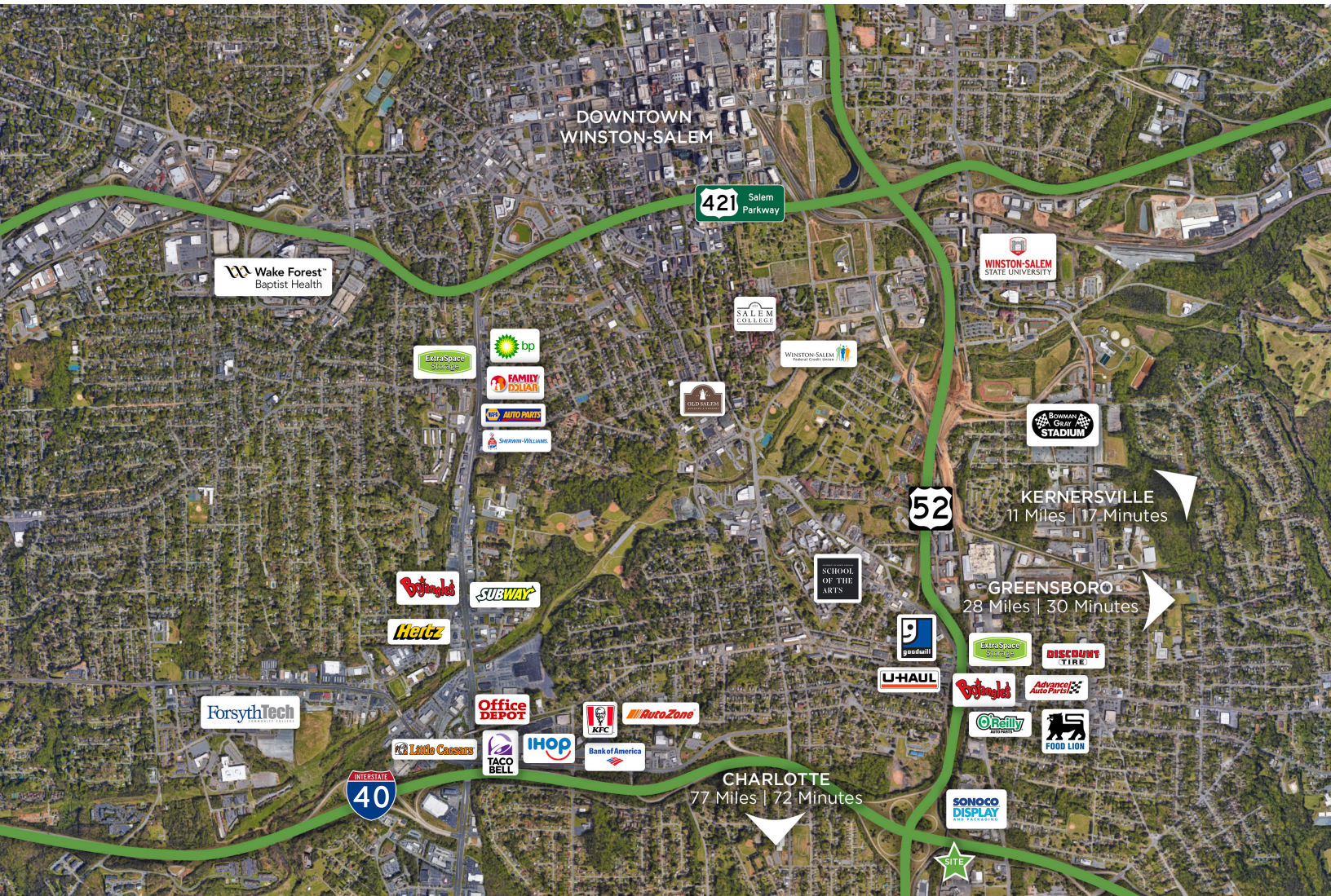
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KEY FEATURES

- ±32,500 SF of warehouse/distribution space
- Featuring 16' clear ceiling height, 4 dock doors, extensive dock loading area, ample parking
- 6" 4000 PSI concrete floors
- Easy access to I-40 and Highway 52
- Brownfields eligible



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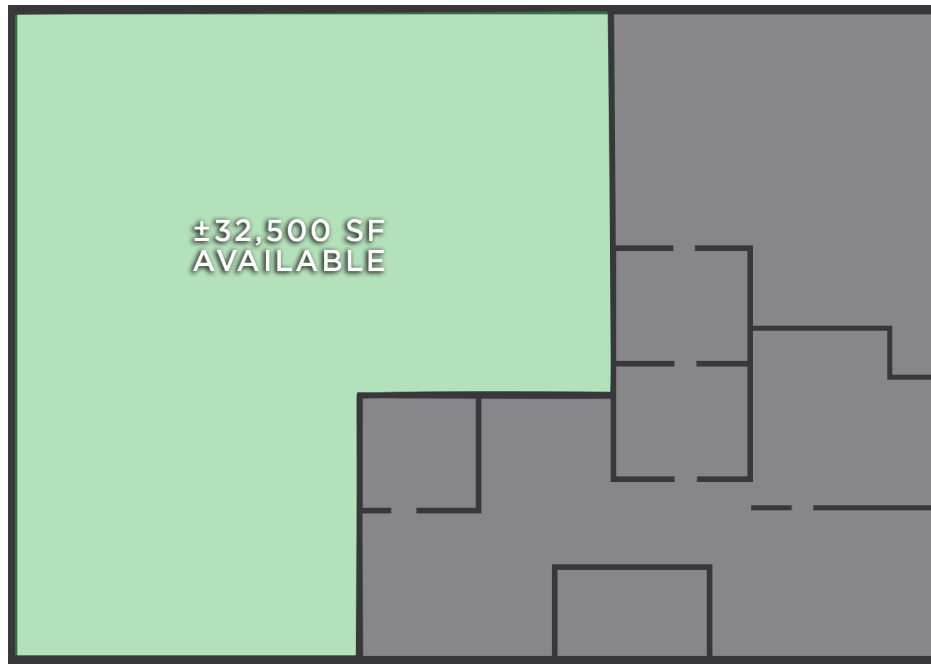
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FLOOR PLAN



PROPERTY INFORMATION

PROPERTY TYPE	Flex/Industrial	PROPERTY SUBTYPE	Warehouse/Distribution
AVAILABLE SF ±	32,500	ROOF	Flat
BUILDING SF ±	76,311	EXTERIOR	Concrete Block
ELECTRICAL	Duke 3800 AMO 3ph/480v	DOCK DOORS	4 (10' height)
SEWER/WATER	City	SPRINKLERS	Wet
ZONING	GI	TAX PIN	6834-63-8279

PRICING & TERMS

LEASE RATE	\$6.00	LEASE TYPE	NNN
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