

# 104 PROGRESS COURT

FOR LEASE | SUITE 20, WINSTON-SALEM, NC 27106

Linville | Team Partners

COMMERCIAL REAL ESTATE



FLEX SPACE FOR LEASE

## PROPERTY HIGHLIGHTS

PROPERTY TYPE	Flex
AVAILABLE SF ±	5,775
LEASE RATE	\$7.85 psf, NNN

## DESCRIPTION

±5,775 SF flex space located right off Cherry Street and Indiana Avenue in Winston-Salem, NC. Easy access to major thoroughfares including US-52. Warehouse ceiling heights range from 16'-18.5'. One drive-in door and one dock door. Recently renovated showroom is well-appointed, but could be converted to office if needed.



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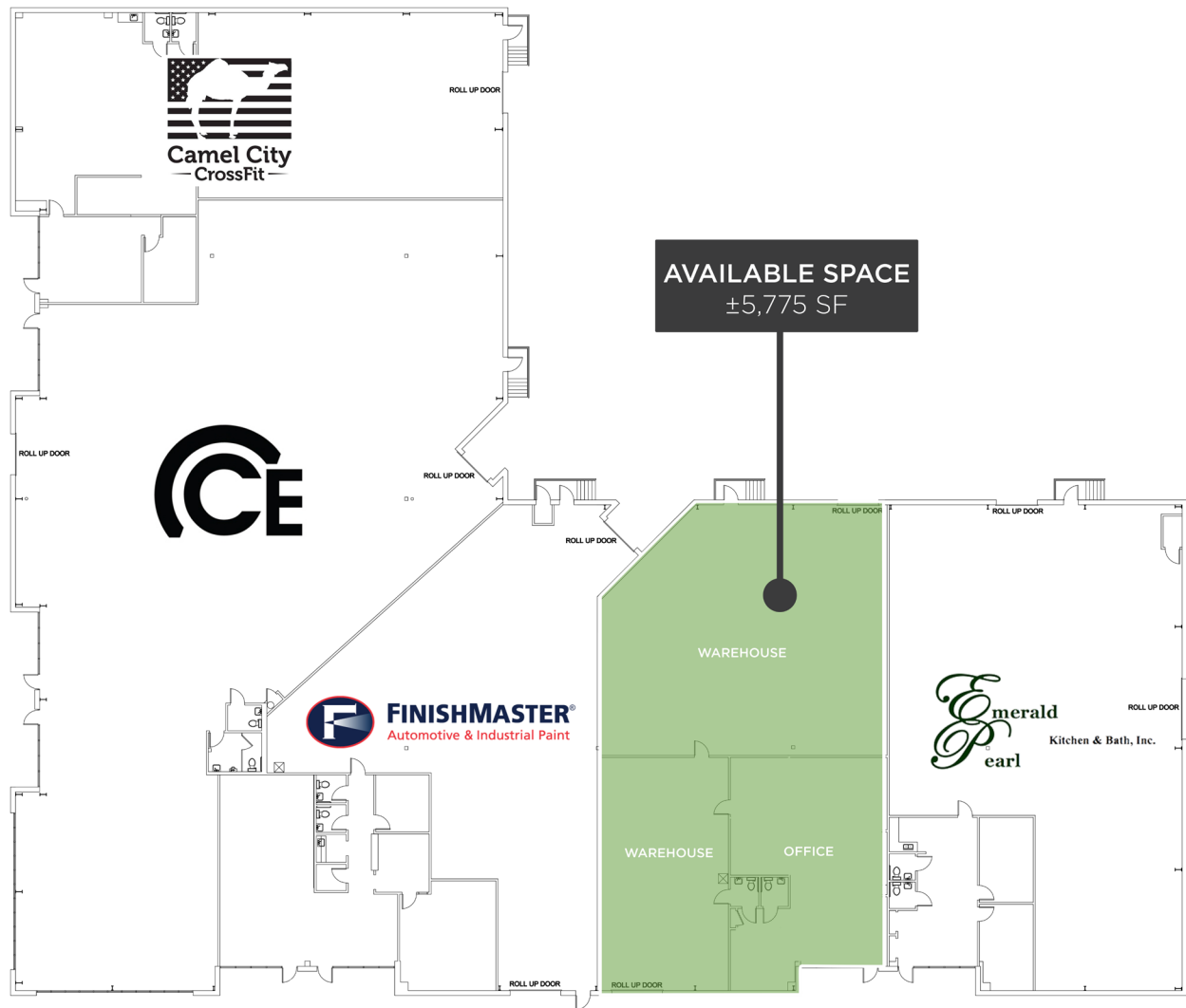
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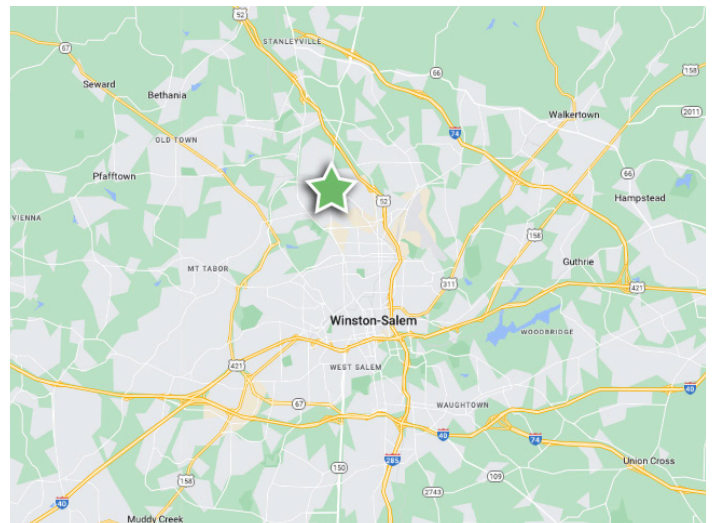
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## KEY FEATURES

- ±5,775 SF flex space
- Easy access to major thoroughfares including US-52
- Warehouse ceiling heights range from 16'–18.5'
- One drive-in door and one dock door
- Recently renovated showroom is well-appointed, but could be converted to office if needed



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## PROPERTY INFORMATION

PROPERTY TYPE	Flex	RESTROOMS	2
AVAILABLE SF ±	5,775	SPRINKLER	Yes
OFFICE SF ±	1,536	DOCK DOOR	1
WAREHOUSE SF ±	4,239	DRIVE-IN DOOR	1 (10')
ZONING	GB-S	CEILING HEIGHT	16'-18.5'

## PRICING & TERMS

LEASE RATE	\$7.85 psf, NNN	TICAM	\$0.90 psf (Estimated)
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