

# 4715 BETHANIA STATION ROAD

FOR SALE/LEASE | WINSTON-SALEM, NC 27105

Linville | Team Partners

COMMERCIAL REAL ESTATE



LIGHT INDUSTRIAL PROPERTY FOR SALE/LEASE

## PROPERTY HIGHLIGHTS

PROPERTY TYPE	Flex/Industrial
AVAILABLE SF ±	7,032
SALE PRICE	\$1,450,000
LEASE RATE	\$12,500/Month, NNN

## DESCRIPTION

This rare light industrial opportunity features 2 buildings and sits on 4.64 acres, just 1 mile away from US-52. Multiple points of ingress and egress on Bethania Station Road make this site ideal for any number of users including, but not limited to landscapers, mechanics, contractors, equipment rental, and outdoor storage. The first building is ±4,032 SF split between 2 stories with the lower level built out as storage/locker space and the second floor configured as an office/showroom space. The second building is a ±3,000 SF storage/workshop space and features 3 drive-in doors.



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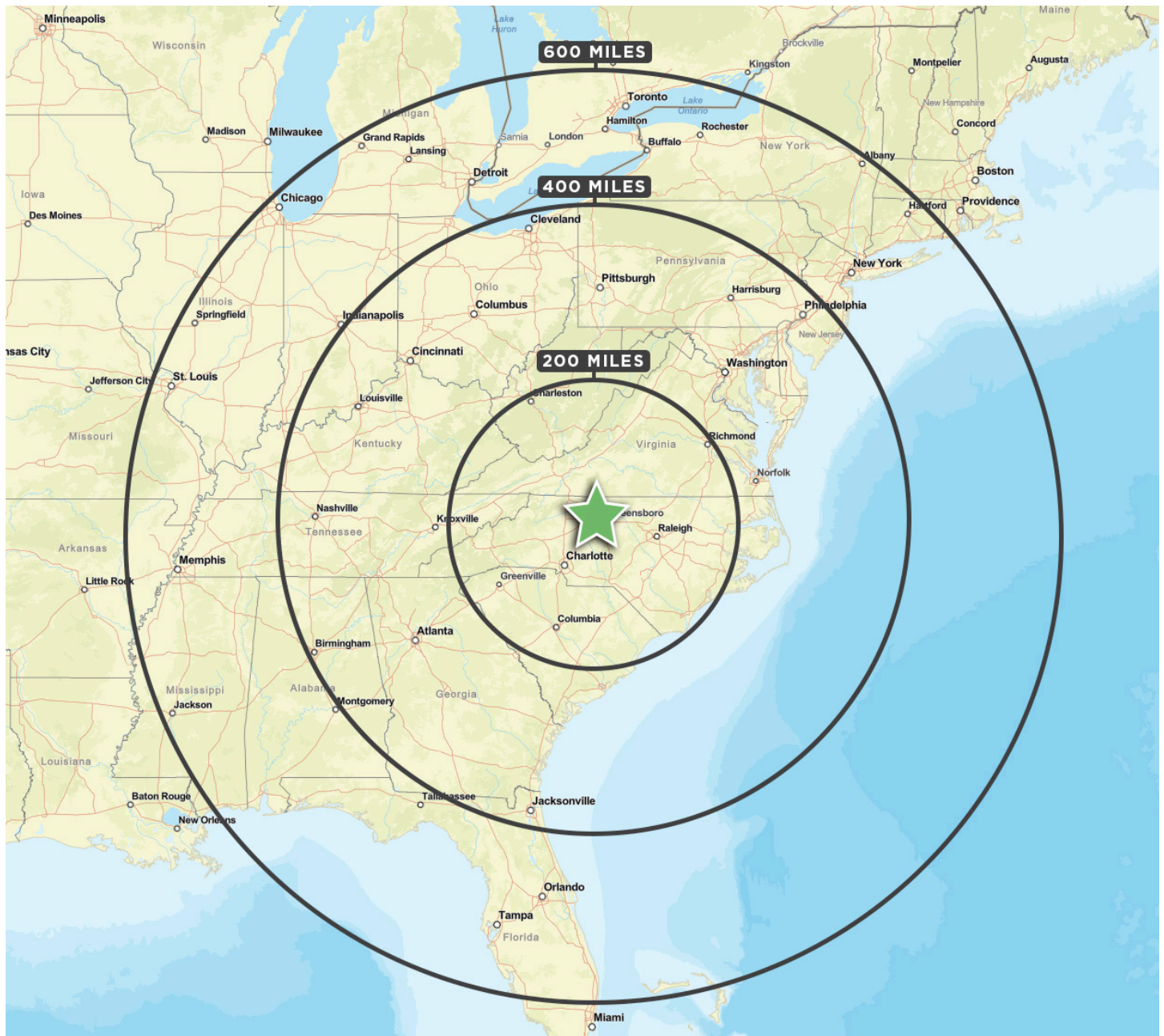
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## DISTANCE FROM AIRPORTS

**30 MILES** FROM PIEDMONT TRIAD INTERNATIONAL AIRPORT

**91 MILES** FROM CHARLOTTE-DOUGLAS INTERNATIONAL AIRPORT

**99 MILES** FROM RALEIGH-DURHAM INTERNATIONAL AIRPORT

## DISTANCE FROM PORTS

**243 MILES** FROM PORT OF WILMINGTON

**273 MILES** FROM PORT OF VIRGINIA

**294 MILES** FROM SOUTH CAROLINA PORTS



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## KEY UPGRADES & AMENITIES

- Fully fenced with barbed wire
- Automatic motorized gate
- Standby generator
- 32 security cameras
- LED security lights
- Two covered outdoor storage areas:
  - 25'W x 100'L x 12'H
  - 25'W x 75'L x 12'H

## PROPERTY INFORMATION

PROPERTY TYPE	Flex/Industrial	PROPERTY SUBTYPE	Warehouse
AVAILABLE SF ±	7,032	EXTERIOR	Brick, Metal
BUILDINGS	2	SPRINKLERED	No
ACRES	4.64	DRIVE-INS	3
ZONING	LI	TAX PIN	6828-04-3907

## PRICING & TERMS

SALE PRICE	\$1,450,000	LEASE RATE	\$12,500/Month, NNN
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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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