

2905 COLE ROAD

LAND FOR SALE



2905 COLE ROAD
WINSTON-SALEM, NC 27107

PROPERTY DESCRIPTION

Build-to-suit, purchase, or joint venture opportunity! On the preliminary site plan, there is a proposed $\pm 3,000$ SF building with ± 1.5 AC of industrial outdoor storage or tractor trailer/truck parking.

OFFERING SUMMARY

Sale Price:	\$445,000
Lot Size:	2.45 Acres

DISTANCE TO

- I-74 Access: 0.5 Miles
- I-40 Access: 1.8 Miles
- Winston-Salem, NC: 6.5 Miles
- High Point, NC 12.9 Miles
- PTI Airport (GSO): 20.7 Miles
- Lexington, NC: 22.3 Miles
- Greensboro, NC: 27.5 Miles

Katie Hayes

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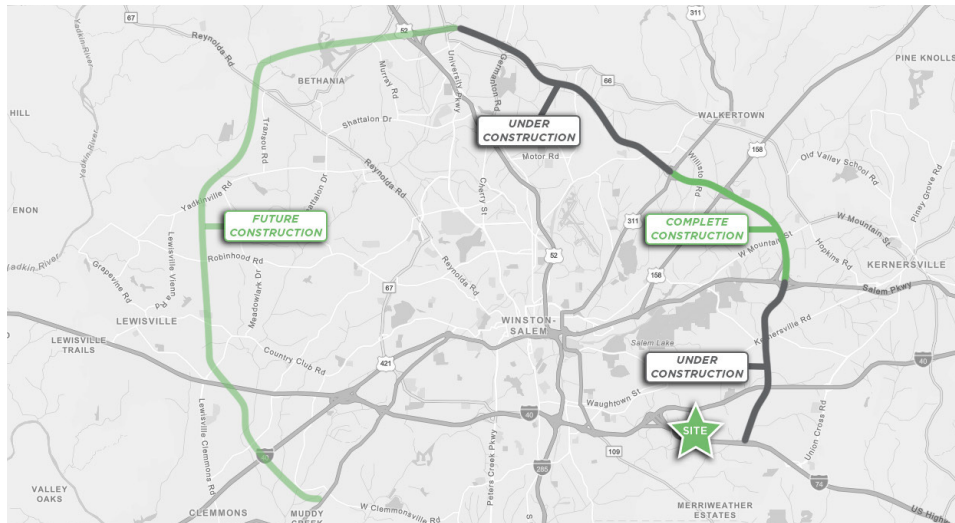
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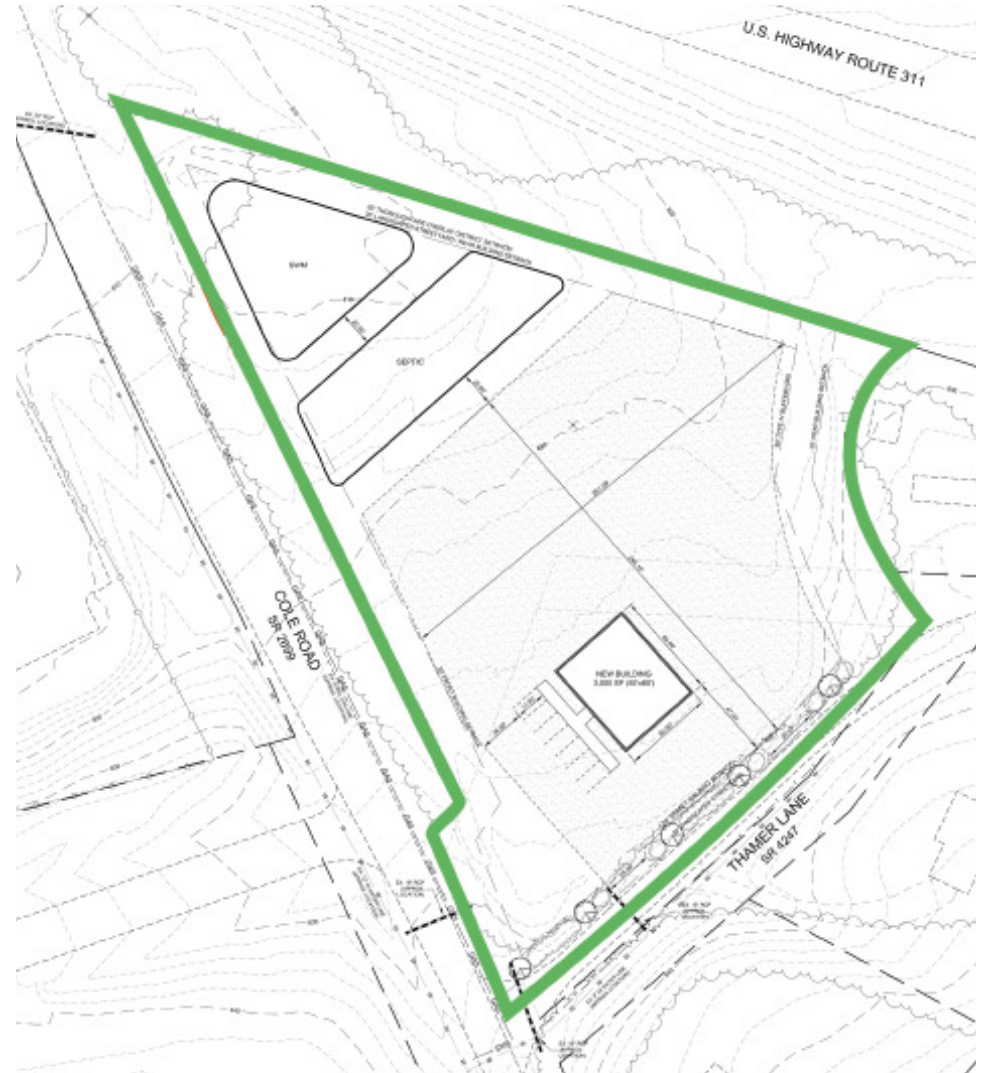
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WINSTON-SALEM NORTHERN BELTWAY

The N.C. Department of Transportation is building a multi-lane freeway that loops around the northern part of Winston-Salem. The 34.5-mile Winston-Salem Northern Beltway will begin at U.S. 158 southwest of Winston-Salem and end at I-74 southeast of the city.

Over 100,000 vehicles and trucks travel through the area every day, which is more traffic than the roadways in the area are designed to handle. The Winston-Salem Northern Beltway will help alleviate traffic congestion and improve safety along heavily traveled routes in Forsyth County, including U.S. 421/Salem Parkway and U.S. 52.



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LOCATION INFORMATION

Street Address	2905 Cole Road
City, State, Zip	Winston-Salem, NC 27107

PROPERTY INFORMATION

Property Type	Land
Property Subtype	Industrial
Zoning	LI
Lot Size	2.45 Acres
Available SF	±3,000 SF (to be built)
Tax Pin	6854-41-2146

SALE PRICE: \$445,000

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