

662 ANGUS STREET

FOR LEASE | RURAL HALL, NC 27045

Linville | Team Partners

COMMERCIAL REAL ESTATE

SUBLEASE SPACE AVAILABLE!



PROPERTY HIGHLIGHTS

PROPERTY TYPE	Industrial/Warehouse
AVAILABLE SF ±	7,000
LEASE RATE	\$7.00, Modified Gross

DESCRIPTION

Great opportunity to sublease ±7,000 SF of warehouse space! The lower level space features a loading dock and 1 drive-in door. Ceiling heights of 12'-14'. Located in Rural Hall, less than 0.5 miles from I-74/US-52 and 15 minutes from downtown Winston-Salem.



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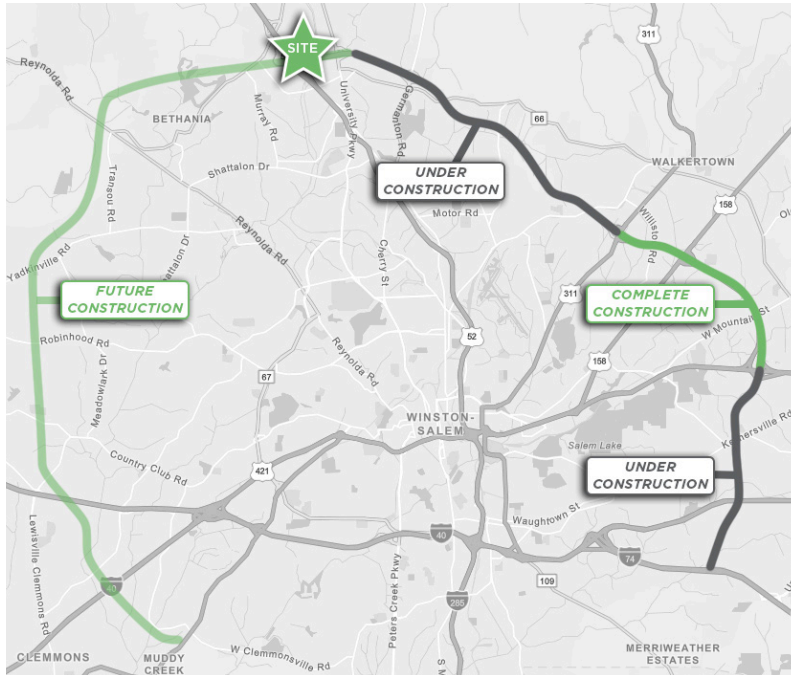
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WINSTON-SALEM NORTHERN BELTWAY

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.

PROPERTY INFORMATION

PROPERTY TYPE	Industrial	PROPERTY SUBTYPE	Warehouse
AVAILABLE SF ±	7,000	RESTROOMS	2
ACRES	1.53	DRIVE-IN DOORS	1
ZONING	GI	LOADING DOCKS	1

PRICING & TERMS

LEASE RATE	\$7.00	LEASE TYPE	Modified Gross
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