

# 1004 RUNDELL STREET

INDUSTRIAL PROPERTY **FOR LEASE**

## PROPERTY DESCRIPTION

±14,646 SF spread over two warehouse buildings: the concrete block building is ±6,021 SF and the metal building is ±4,350 SF with ±4,275 SF of unfinished basement. The buildings are connected by a loading dock and feature high ceilings, concrete floors, and roll-up doors. The concrete block building features a kitchen, large open work area, a mezzanine level accessed by a spiral staircase, a restroom, and basement storage. The metal building has a demising wall down the middle. Some on-site parking available.

## PROPERTY HIGHLIGHTS

- ±14,646 SF spread over two buildings
- Creative and unique warehouse space
- Buildings are connected by a loading dock
- Features high ceilings, concrete floors, roll-up doors, kitchen, large open work area, restroom, and basement storage
- Some on-site parking available

## OFFERING SUMMARY

|                    |                           |
|--------------------|---------------------------|
| <b>Lease Rate:</b> | \$8,750.00 per month (MG) |
|--------------------|---------------------------|

|                      |            |
|----------------------|------------|
| <b>Available SF:</b> | ±14,646 SF |
|----------------------|------------|

**Dom Maggio**

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**Nick Gonzalez**

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**Linville | Team Partners**  
COMMERCIAL REAL ESTATE

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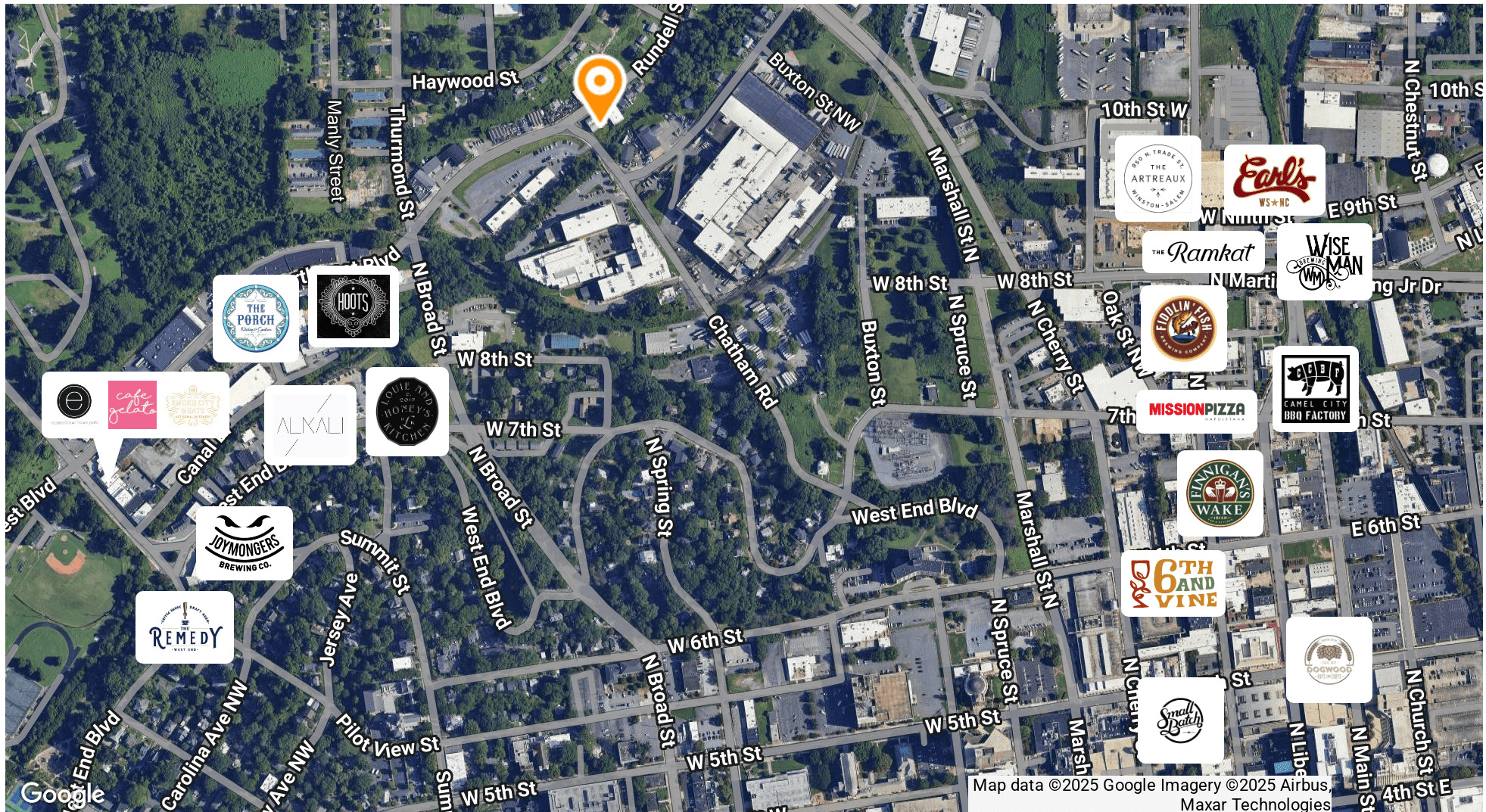
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## LOCATION INFORMATION

|                  |                         |
|------------------|-------------------------|
| Street Address   | 1004 Rundell Street     |
| City, State, Zip | Winston-Salem, NC 27105 |

## PROPERTY INFORMATION

|                  |                |
|------------------|----------------|
| Property Type    | Industrial     |
| Property Subtype | Warehouse      |
| Zoning           | GI             |
| Building Size    | ±14,626 SF     |
| Roof             | Metal, Flat    |
| Exterior Walls   | Metal, Masonry |
| Restrooms        | 1              |
| Year Built       | 1930, 1950     |



**LEASE RATE:** \$8,750.00 PER  
MONTH (MG)

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