

3650 PATTERSON AVENUE

FOR LEASE | WINSTON-SALEM, NC 27105

Linville | Team Partners

COMMERCIAL REAL ESTATE



FLEX/INDUSTRIAL SUITES AVAILABLE

PROPERTY HIGHLIGHTS

PROPERTY TYPE	Flex/Industrial
SUITE B SF \pm	4,000
SUITE G SF \pm	4,000
SUITE J SF \pm	6,163
LEASE RATE	\$8.50 psf, NNN

DESCRIPTION

Flex/industrial suites available off of US-52 in north Winston-Salem! Suites range from $\pm 4,000$ SF to $\pm 6,163$ SF. They are sprinklered and feature ample parking space and clear height ceilings of 10'-15'. Located less than 10 minutes from downtown and US-421/Salem Parkway.



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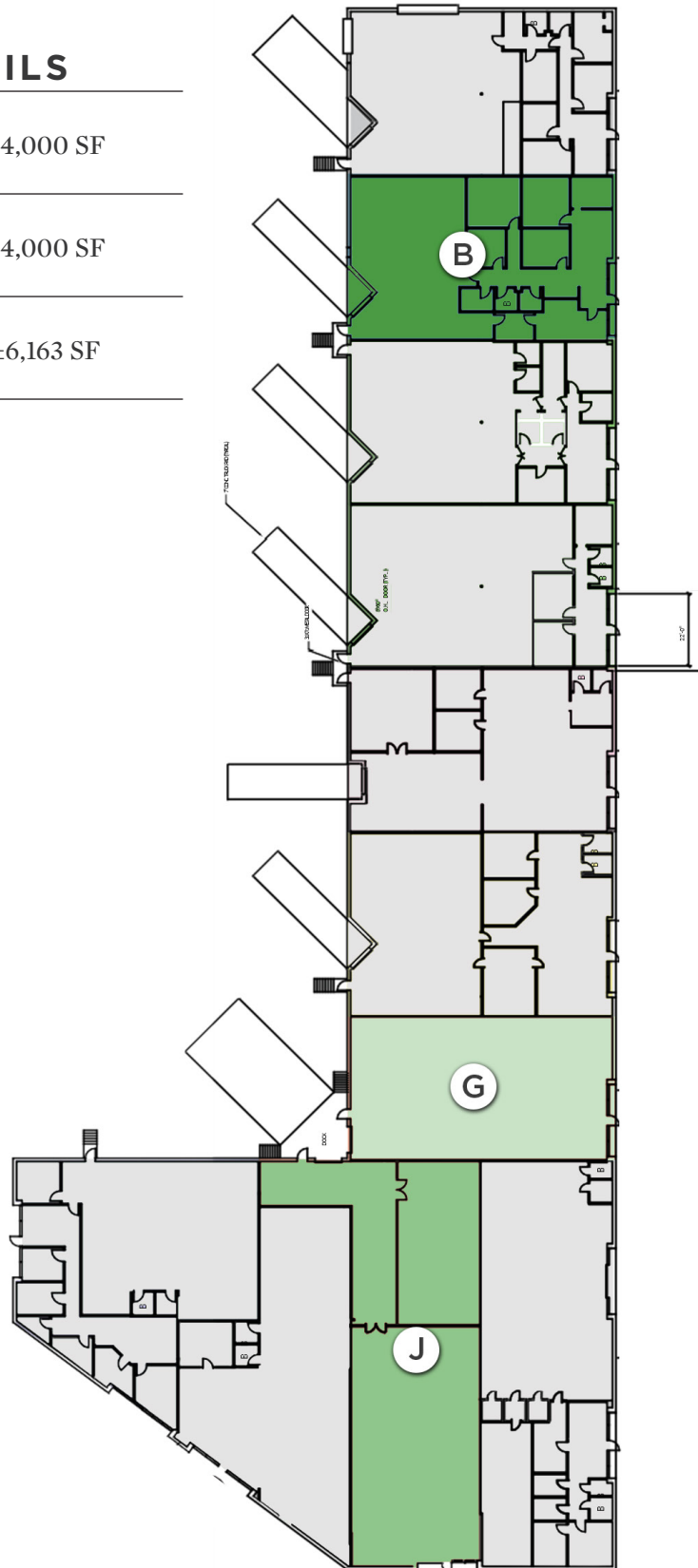
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SUITE DETAILS

SUITE B	±4,000 SF
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SUITE G	±4,000 SF
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SUITE J	±6,163 SF
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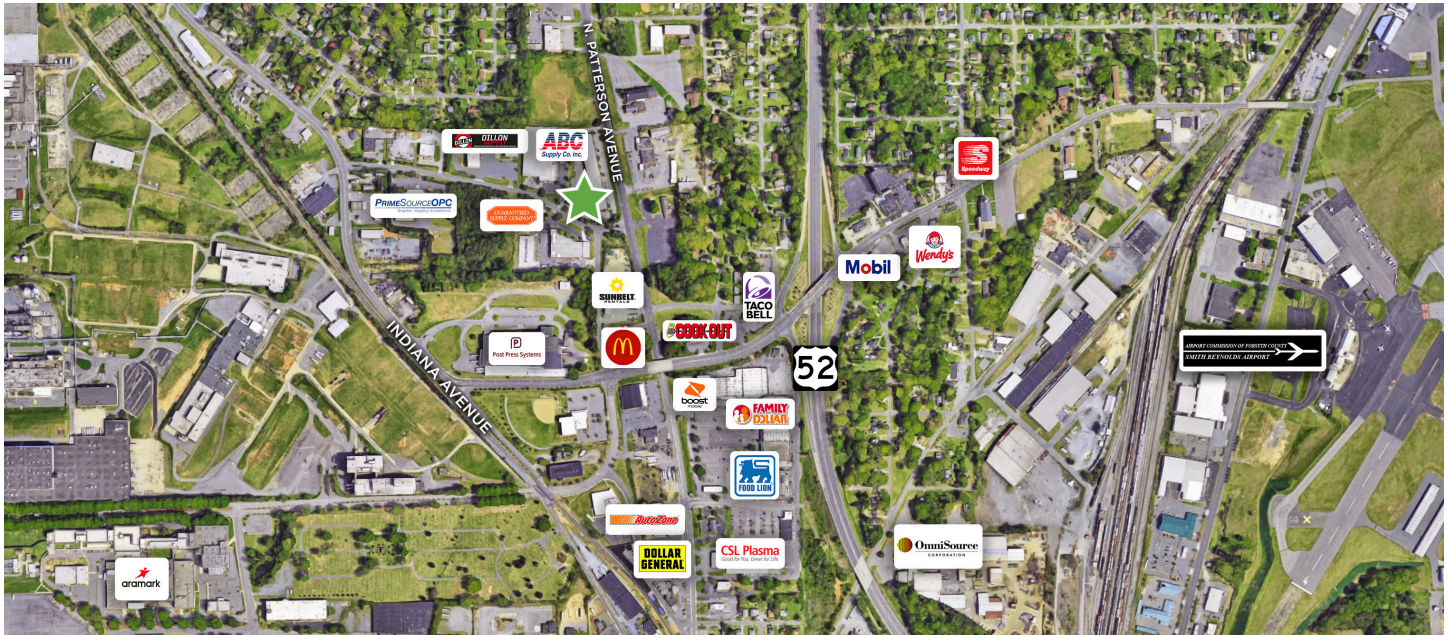
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PROPERTY INFORMATION

PROPERTY TYPE	Flex/Industrial	SUITE B SIZE	±4,000 SF
SPRINKLER	Yes	SUITE G SIZE	±4,000 SF
PARKING	Ample Surface	SUITE J SIZE	±6,163 SF
CLEAR HEIGHT	10'-15'		

PRICING & TERMS

LEASE RATE	\$8.50 psf, NNN	TICAM	\$1.40 psf
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DESCRIPTION

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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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