

4207 INDIANA AVENUE

FOR LEASE | WINSTON-SALEM, NC 27105

Linville | Team Partners

COMMERCIAL REAL ESTATE



WAREHOUSE SPACE FOR LEASE

PROPERTY HIGHLIGHTS

PROPERTY TYPE	Industrial/Warehouse
AVAILABLE SF \pm	6,600
LEASE RATE	\$5.50, Modified Gross

DESCRIPTION

\pm 6,600 SF of industrial/warehouse space available north of downtown Winston-Salem! It features a large fenced in yard, 2 dock doors, 2 drive-in doors, office space, and a restroom. Located near the corner of Polo Road and Indiana Avenue. Only 1.5 miles from Highway 52.



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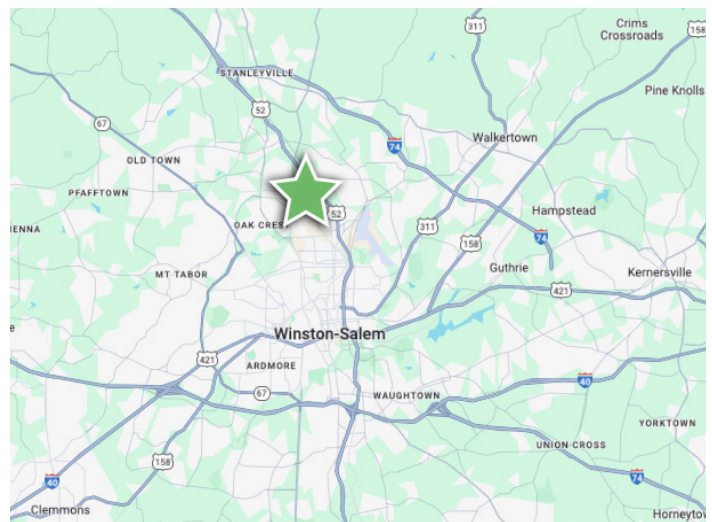
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KEY FEATURES

- ±6,600 SF of industrial/warehouse space
- Large fenced in yard
- 2 dock doors, 2 drive-in doors
- Near the corner of Polo Road and Indiana Avenue
- Only 1.5 miles from Highway 52



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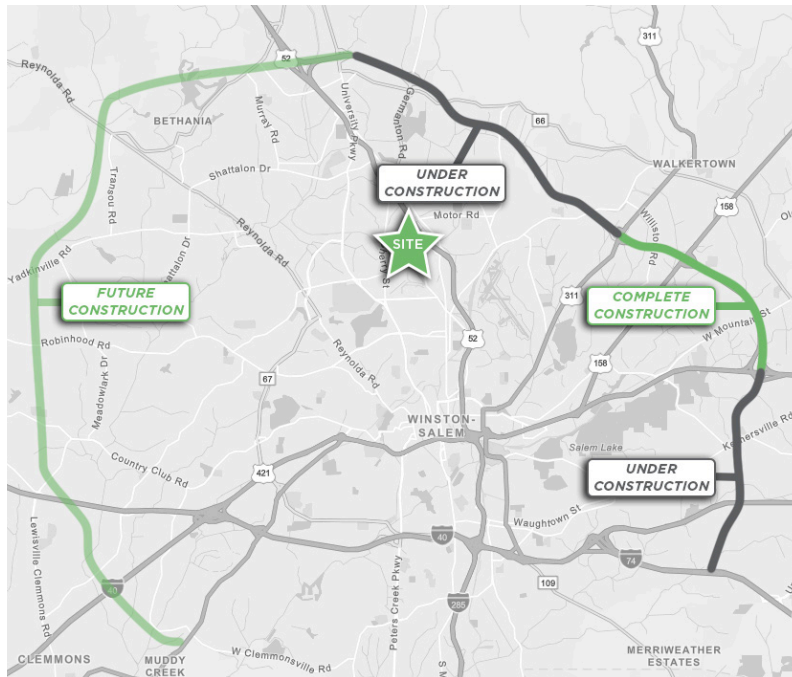
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WINSTON-SALEM NORTHERN BELTWAY

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 ±	6,600	RESTROOMS	1
LAND SIZE	2.42	DOCK DOORS	2
YEAR BUILT	1980	DRIVE-IN DOORS	2
ZONING	GB	TAX PIN	6827-94-2562

PRICING & TERMS

LEASE RATE	\$5.50	LEASE TYPE	Modified Gross
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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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