

6220 HACKERS BEND COURT

FOR LEASE | SUITE G, WINSTON-SALEM, NC 27103

Linville | Team Partners

COMMERCIAL REAL ESTATE



±6,000 SF WAREHOUSE SPACE

PROPERTY HIGHLIGHTS

PROPERTY TYPE	Flex/Industrial
AVAILABLE SF ±	6,000
LEASE RATE	\$9.50, NNN

DESCRIPTION

Great stand-alone industrial/flex building for lease in Winston-Salem, near Clemmons! The building is ±6,000 SF and features 4 roll-up doors with a clearance of 14'6" and a fenced-in outdoor storage area to the left of the building. Previously used for truck renovations/vehicle wrapping, as well as for product and supply warehousing. Building allows the ability to pull trailers through. Located in a fenced/secured industrial park with ample parking. Only 1.2 miles from I-40 and Lewisville Clemmons Road.



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KEY FEATURES

- Stand-alone industrial/flex building
- Features 4 roll-up doors with a clearance of 14'6" and outdoor storage area
- Ability to pull trailers through
- Located in a fenced/secured industrial park with ample parking



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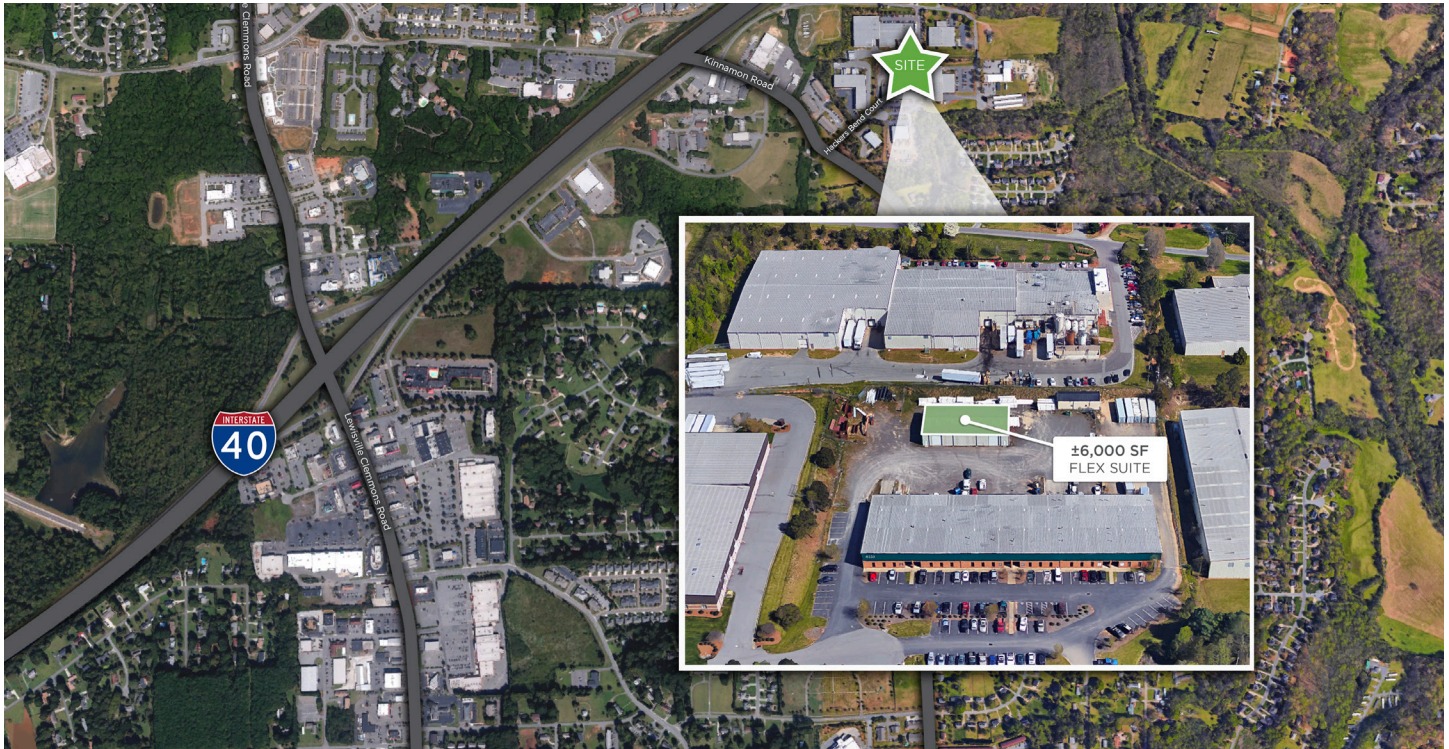
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PROPERTY INFORMATION

PROPERTY TYPE	Flex/Industrial	BUILDING EXTERIOR	Metal
AVAILABLE SF ±	6,000	FLOORING	Concrete
BUILDING SF ±	6,000	ROOF	Metal
ACRES	4.19	ROLL-UP DOORS	4 (14'6" Height)
YEAR BUILT	1996	ZONING	GI

PRICING & TERMS

LEASE RATE	\$9.50, NNN	NNN EXPENSES	\$1.53 psf
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