

6220 HACKERS BEND COURT - G

FLEX PROPERTY **FOR LEASE**

PROPERTY DESCRIPTION

Great stand-alone industrial/flex building for lease in Winston-Salem, near Clemmons! The building is $\pm 6,000$ 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.

OFFERING SUMMARY

Lease Rate	\$8.95 SF/yr (NNN)
Available SF	$\pm 6,000$ SF

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WINSTON-SALEM, NC

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LOCATION INFORMATION

Street Address	6220 Hackers Bend Court, Suite G
City, State, Zip	Winston-Salem, NC 27103

PROPERTY INFORMATION

Property Type	Flex/Industrial
Zoning	GI
Lot Size	4.19 Acres
Building Size	±6,000 SF
Year Built	1996
Roof	Metal
Floor Coverings	Concrete
Exterior Walls	Metal
Roll-Up Doors	4 (14'6" Height)
NNN Expenses	\$1.53 psf



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