

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.



KATIE HAYES

E Katie@LTPcommercial.com

M 336.473.0206

P 336.724.1715

NICK GONZALEZ

E Nick@LTPcommercial.com

P 336.724.1715

6220 HACKERS BEND COURT

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

Linville | Team Partners

COMMERCIAL REAL ESTATE



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



206 W. FOURTH STREET • WINSTON-SALEM • NORTH CAROLINA • 27101

LTPCOMMERCIAL.COM • 336.724.1715

6220 HACKERS BEND COURT

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

Linville | Team Partners

COMMERCIAL REAL ESTATE



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	LEASE TYPE	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.

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.



206 W. FOURTH STREET • WINSTON-SALEM • NORTH CAROLINA • 27101

LTPCOMMERCIAL.COM • 336.724.1715