

# 2491 ARMSTRONG DRIVE

FOR SALE | WINSTON-SALEM, NC 27103

Linville | Team Partners

COMMERCIAL REAL ESTATE

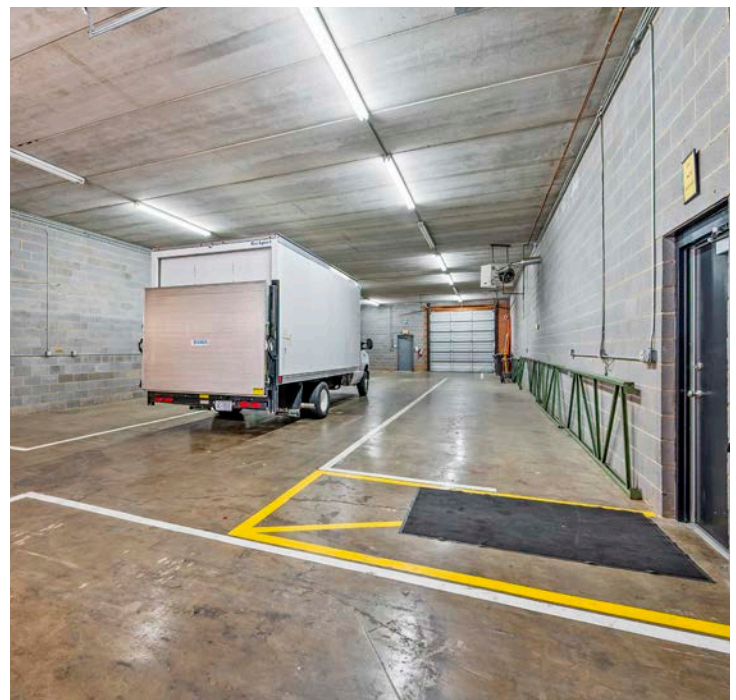


## PROPERTY HIGHLIGHTS

PROPERTY TYPE	Flex/Industrial/Warehouse
AVAILABLE SF ±	7,500
SALE PRICE	\$700,000

## DESCRIPTION

±7,500 SF building featuring clean warehouse space that offers 14' clear height with 2 docks and 1 drive-in, plus well-maintained office space (5 office cutouts, breakroom, and 2 restrooms). Perfect for a single user or multiple tenants as the partially climate-controlled warehouse is divided by two roll-up doors. This desirable industrial park is situated between Clemmons and Winston-Salem with easy access to I-40 and other major thoroughfares.



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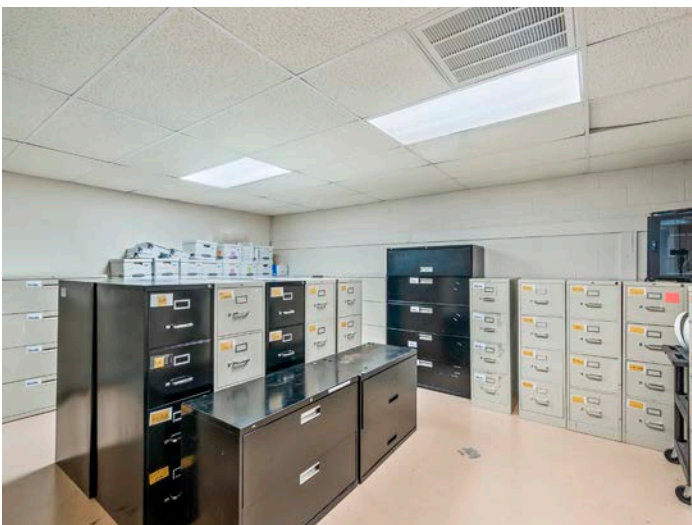
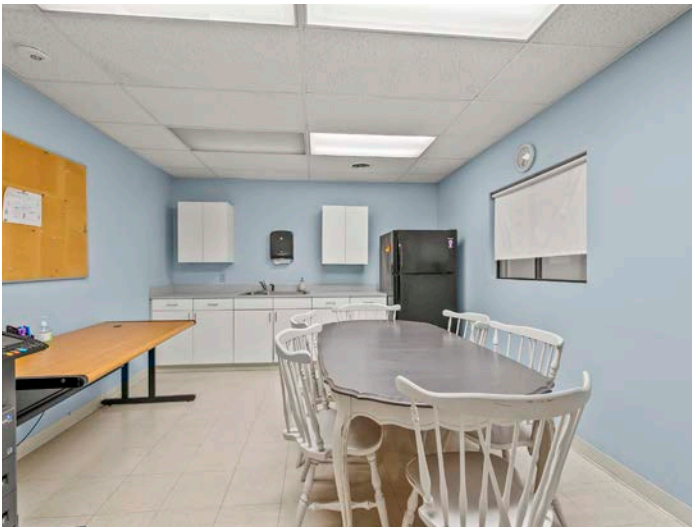
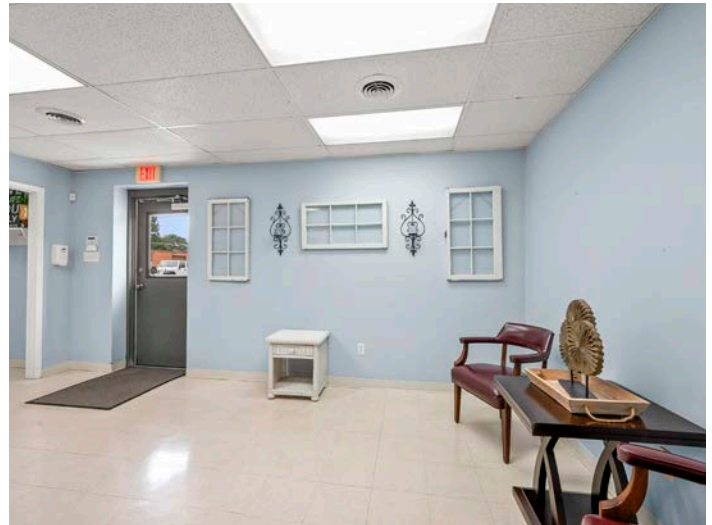


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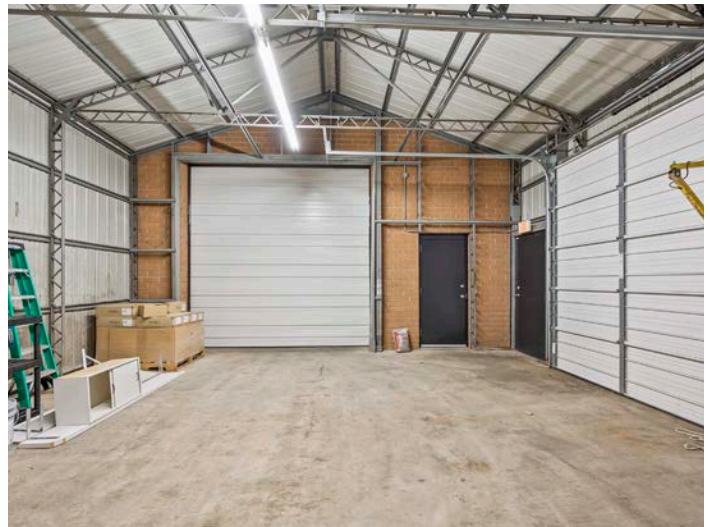
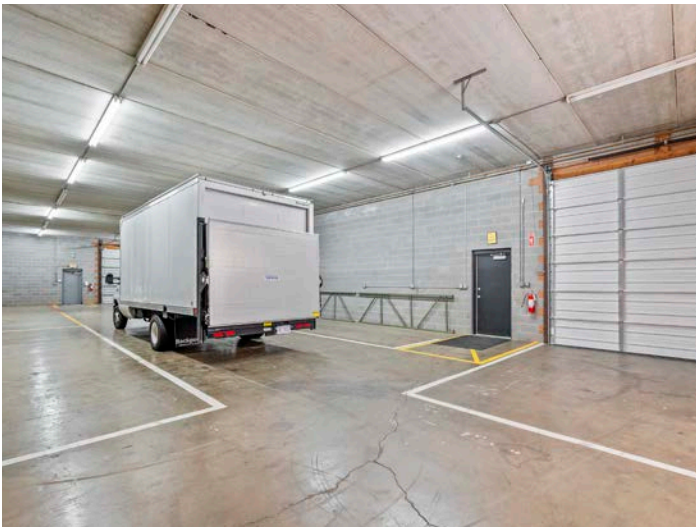
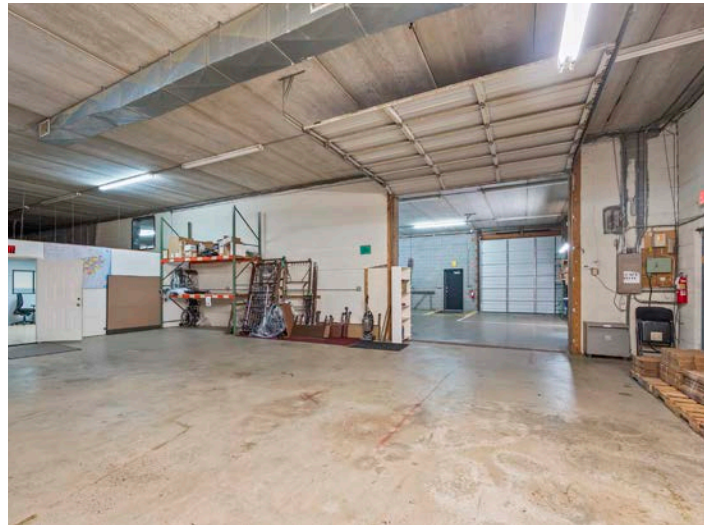
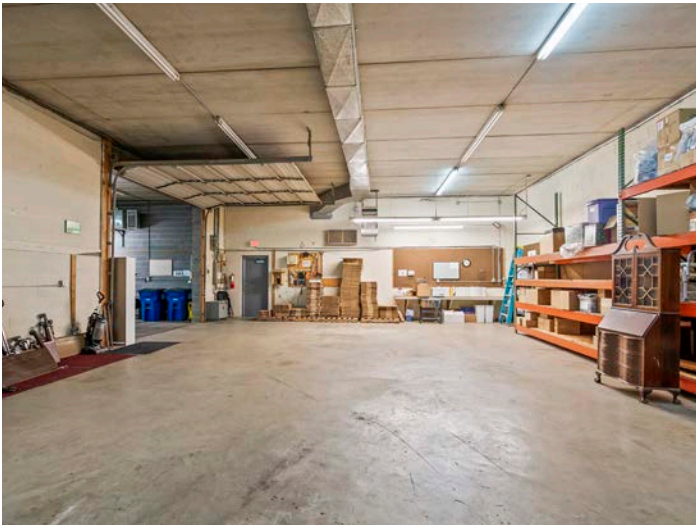


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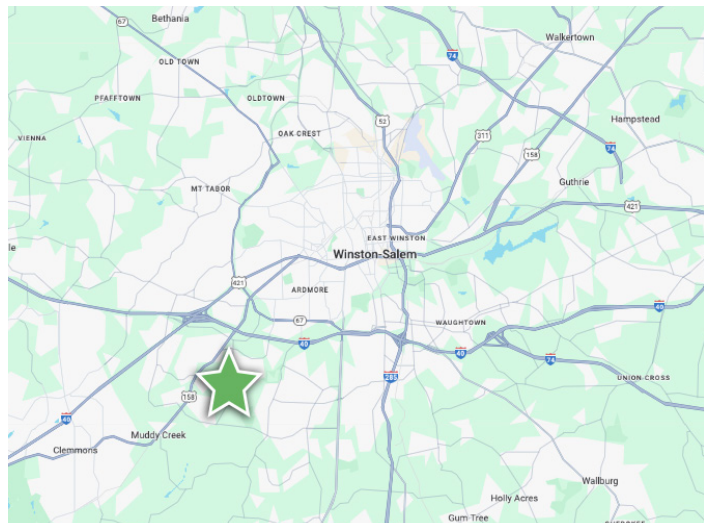
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## KEY FEATURES

- $\pm 7,500$  SF of clean warehouse space
- 14' clear height with 2 docks and 1 drive-in
- Well-maintained office space with 5 office cutouts, breakroom, and 2 restrooms
- Partially climate-controlled warehouse is divided by two roll-up doors
- 1.7 miles from Stratford Road with easy access to I-40



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## PROPERTY INFORMATION

PROPERTY TYPE	Flex/Industrial/Warehouse	RESTROOMS	2
AVAILABLE SF ±	7,500	DOCK DOORS	2
ACRES	0.48	DRIVE-IN DOORS	1
YEAR BUILT	1976	ZONING	GI

## PRICING & TERMS

SALE PRICE	\$700,000
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