

3650 PATTERSON AVENUE

FOR LEASE | WINSTON-SALEM, NC 27105

Linville | Team Partners

COMMERCIAL REAL ESTATE



FLEX/INDUSTRIAL SUITES AVAILABLE

PROPERTY HIGHLIGHTS

PROPERTY TYPE	Flex/Industrial
SUITE G SF \pm	4,000
SUITE J SF \pm	6,163
LEASE RATE	\$8.50 psf, NNN

DESCRIPTION

Flex/industrial suites available off of US-52 in north Winston-Salem! Suites range from \pm 4,000 SF to \pm 6,163 SF. They are sprinklered and feature ample parking space and clear height ceilings of 10'-15'. Located less than 10 minutes from downtown and US-421/Salem Parkway.



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SUITE G



SUITE J



SUITE G



SUITE J



SUITE G



SUITE J



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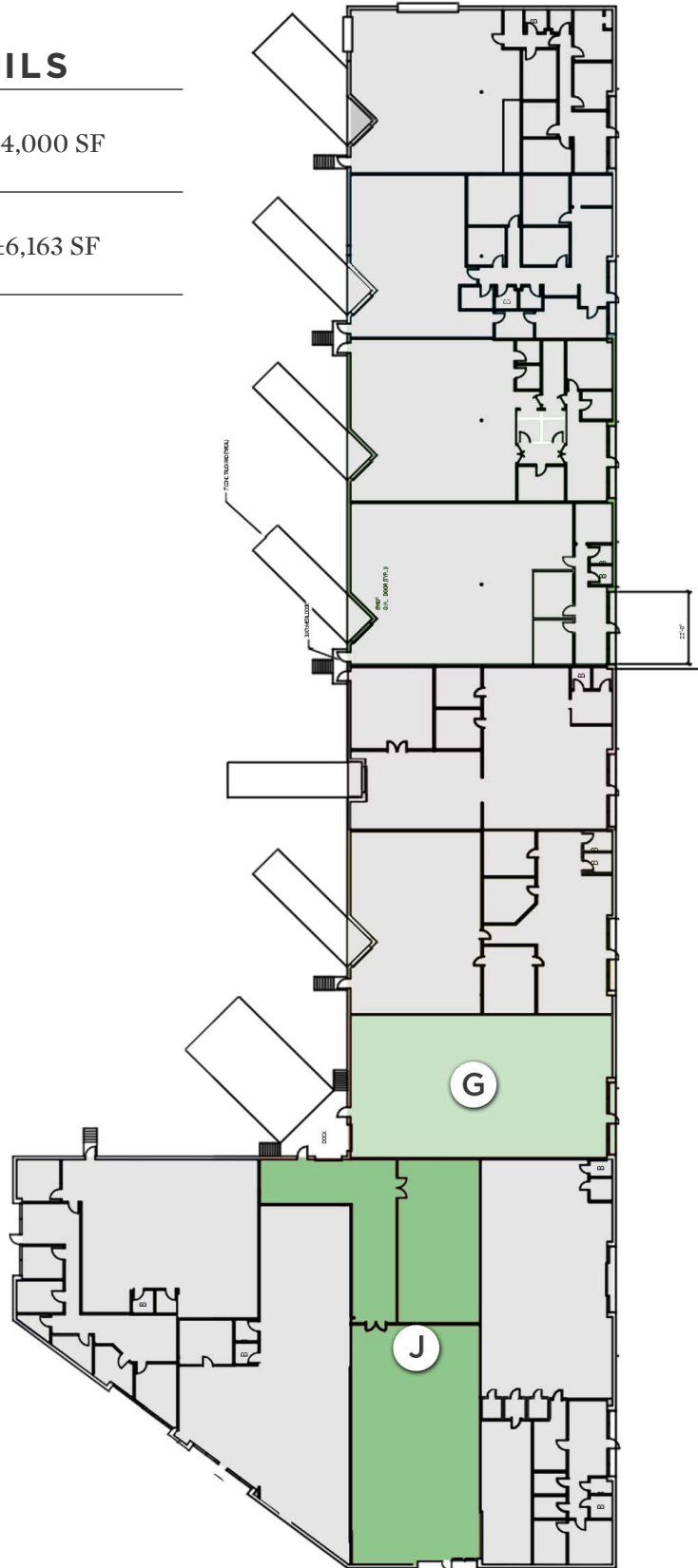
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SUITE DETAILS

SUITE G	±4,000 SF
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SUITE J	±6,163 SF
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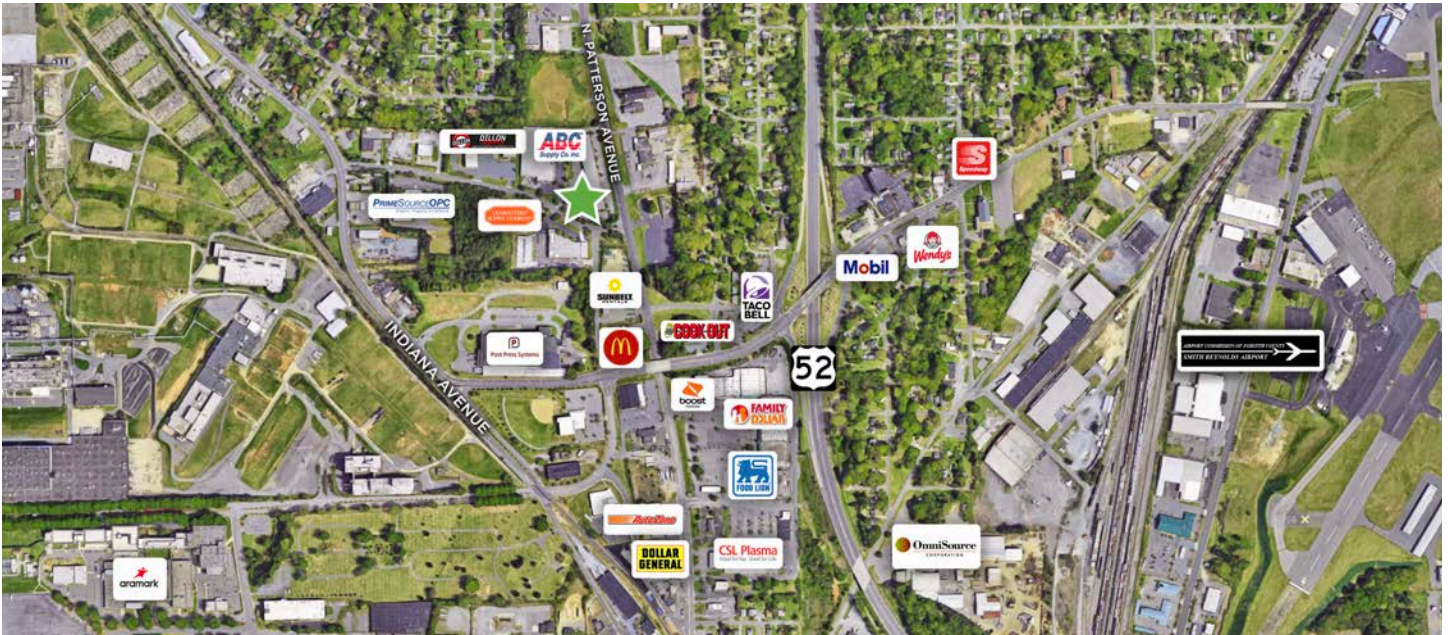


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PROPERTY INFORMATION

PROPERTY TYPE	Flex/Industrial	SUITE G SIZE	±4,000 SF
SPRINKLER	Yes	SUITE J SIZE	±6,163 SF
CLEAR HEIGHT	10'-15'	PARKING	Ample Surface

PRICING & TERMS

LEASE RATE	\$8.50 psf, NNN	TICAM	\$1.40 psf
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