

6220 HACKERS BEND COURT - A/B

FLEX SPACE FOR LEASE



PROPERTY DESCRIPTION

Versatile industrial/flex space for lease in Winston-Salem, near Clemmons! The suite is $\pm 10,000$ SF and has bonus space in the ± 900 SF mezzanine level. It also features a lobby/reception area, 7 private offices, a conference room, 2 restrooms, 1 dock door (12'), and 2 drive-in doors (14'). 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	\$11.95 SF/yr (NNN)
Available SF	$\pm 10,000$ SF

Katie Hayes

336.473.0206
katie@ltpcommercial.com

Nick Gonzalez

336.724.1715
nick@ltpcommercial.com

Linville | Team Partners
COMMERCIAL REAL ESTATE

WINSTON-SALEM, NC

L | T

6220 HACKERS BEND COURT - A/B

FLEX SPACE FOR LEASE



Katie Hayes

336.473.0206

katie@ltpcommercial.com

Nick Gonzalez

336.724.1715

nick@ltpcommercial.com

Linville | Team Partners
COMMERCIAL REAL ESTATE

WINSTON-SALEM, NC

L | T

6220 HACKERS BEND COURT - A/B

FLEX SPACE FOR LEASE



Katie Hayes

336.473.0206

katie@ltpcommercial.com

Nick Gonzalez

336.724.1715

nick@ltpcommercial.com

Linville | Team Partners
COMMERCIAL REAL ESTATE

6220 HACKERS BEND COURT - A/B

FLEX SPACE **FOR LEASE**

LOCATION INFORMATION

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

PROPERTY INFORMATION

Property Type	Flex/Industrial
Zoning	GI
Lot Size	4.19 Acres
Available SF	±10,000 SF
Dock Doors	1 (12 ft)
Drive-In Doors	2 (14 ft)
Ceiling Height	16 ft
Year Built	1996
Parking	Ample
NNN Expenses	\$1.53 psf



LEASE RATE: \$11.95 SF/YR
(NNN)

Katie Hayes

336.473.0206
katie@ltpcommercial.com

Nick Gonzalez

336.724.1715
nick@ltpcommercial.com

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.

Linville | Team Partners
COMMERCIAL REAL ESTATE