

6220 HACKERS BEND COURT

FOR LEASE | SUITE A-B, WINSTON-SALEM, NC 27103

Linville | Team Partners

COMMERCIAL REAL ESTATE



±10,000 SF WAREHOUSE SPACE

PROPERTY HIGHLIGHTS

PROPERTY TYPE	Flex/Industrial
AVAILABLE SF ±	10,000
LEASE RATE	\$12.50, NNN

DESCRIPTION

Versatile industrial/flex space for lease in Winston-Salem, near Clemmons! The suite is ±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.



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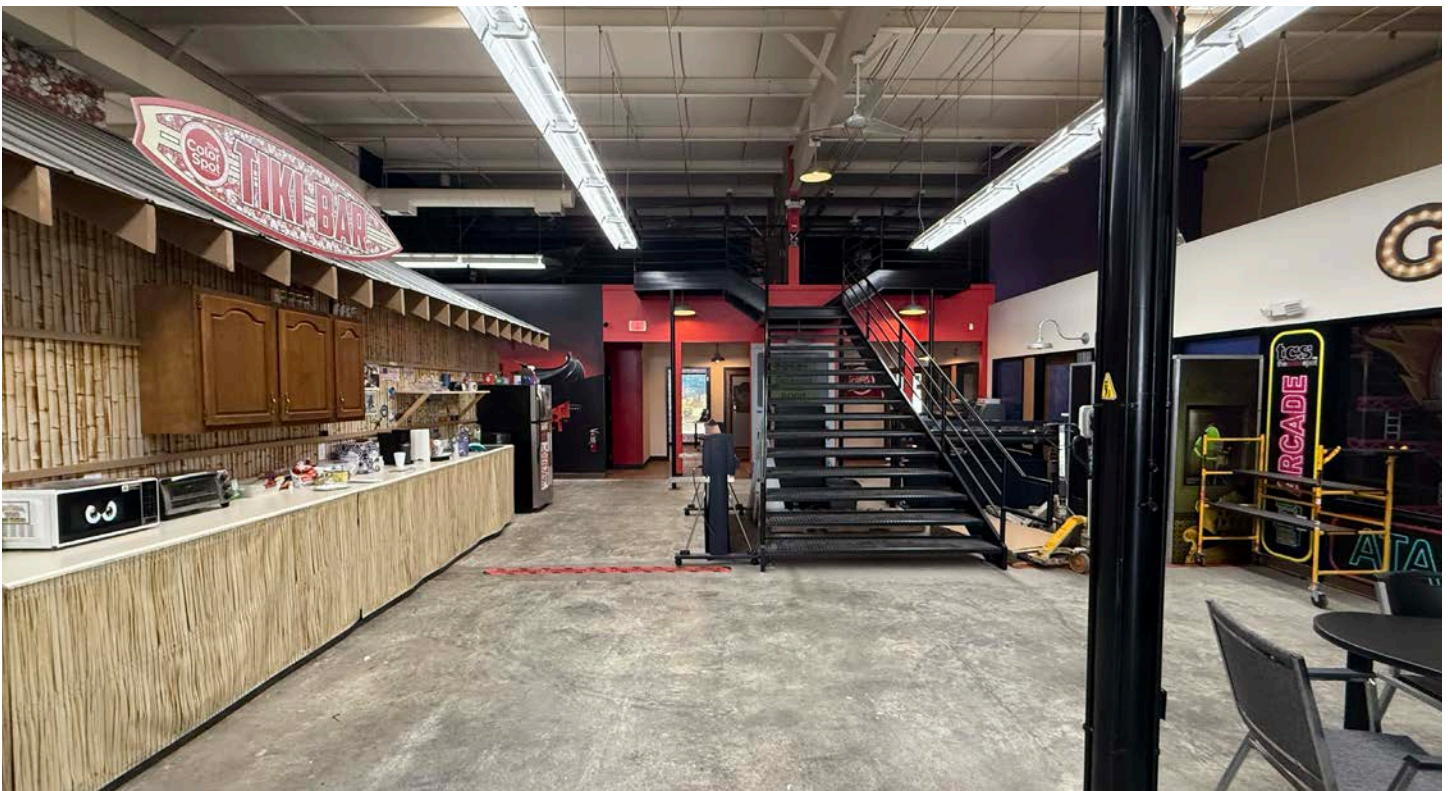
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PROPERTY INFORMATION

PROPERTY TYPE	Flex/Industrial	DOCK DOORS	1 (12')
AVAILABLE SF ±	10,000	DRIVE-IN DOORS	2 (14')
ACRES	4.19	CEILING HEIGHT	16'
YEAR BUILT	1996	PARKING	Ample
ZONING	GI		

PRICING & TERMS

LEASE RATE	\$12.50, NNN	NNN EXPENSES	\$1.53 psf
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