

130 BACK FORTY DRIVE

FOR LEASE | WINSTON-SALEM, NC 27127

Linville | Team Partners

COMMERCIAL REAL ESTATE



FLEX/OFFICE SPACE FOR LEASE

PROPERTY HIGHLIGHTS

PROPERTY TYPE	Flex/Office
AVAILABLE SF ±	5,000
LEASE RATE	\$12.50, Modified Gross

DESCRIPTION

Located right off US-52, this building is situated on 1 acre and consists of ±3,200 SF of office space and ±1,800 SF of fully-conditioned warehouse space. This property features a reception area, 8 private offices, a large conference room, kitchen area, two drive-in doors, and a fenced area located at the rear of the building. Ample onsite parking.



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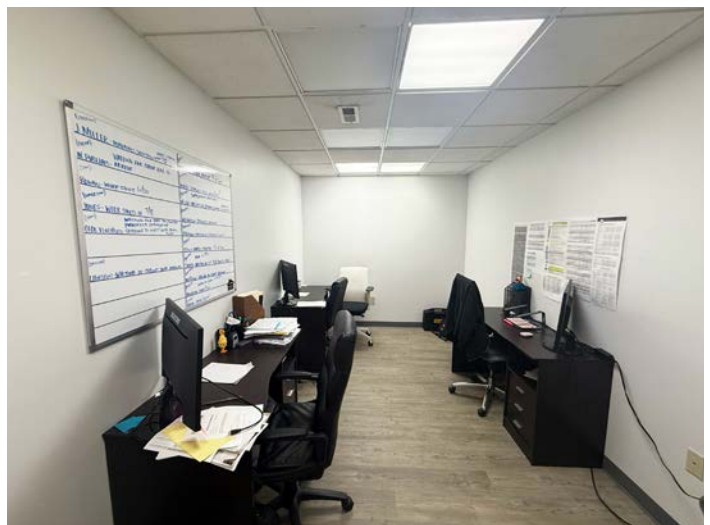
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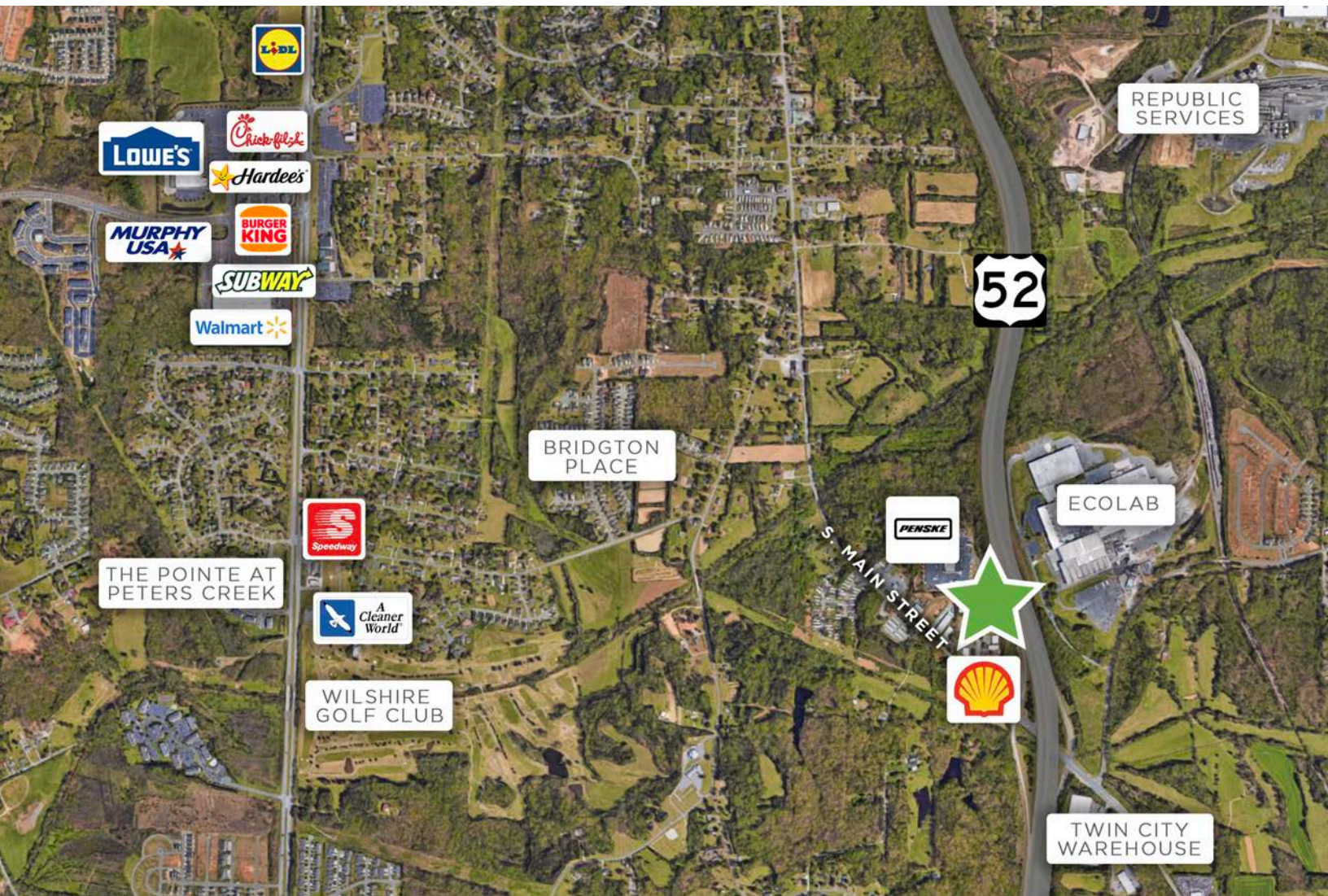
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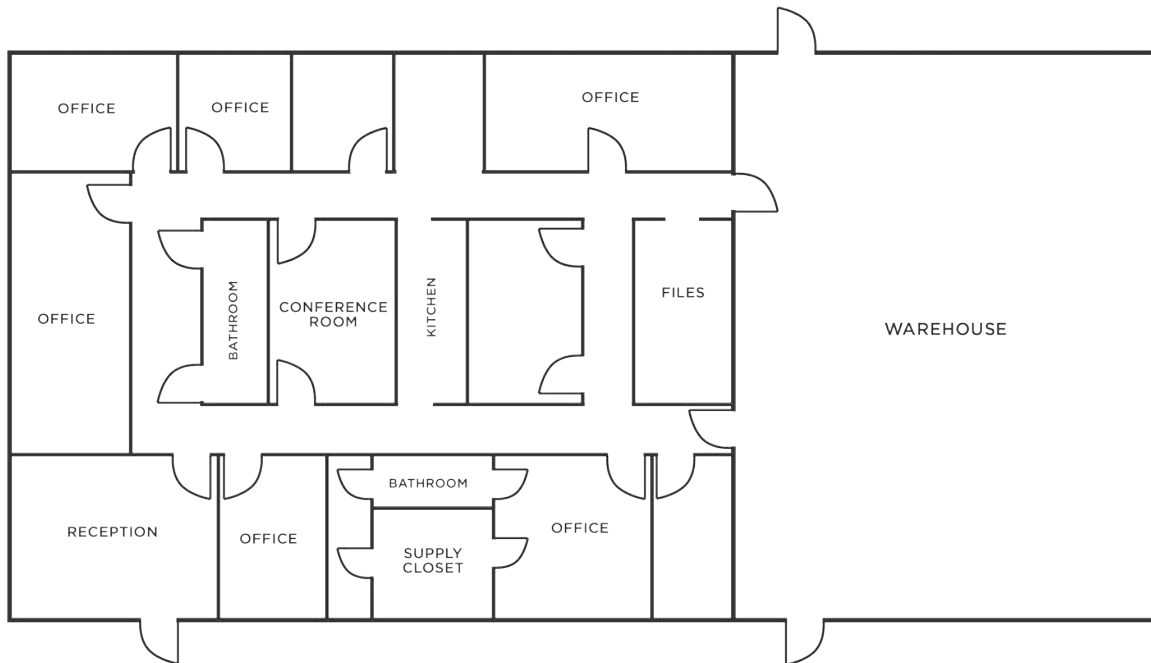
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FLOOR PLAN



PROPERTY INFORMATION

PROPERTY TYPE	Flex	PROPERTY SUBTYPE	Office
AVAILABLE SF ±	5,000	FLOORS	1
ACRES	1.0	RESTROOMS	5
ZONING	LI	PARKING	14 Surface Spaces
TAX PIN	6832-48-1019		

PRICING & TERMS

LEASE RATE	\$12.50	LEASE TYPE	Modified Gross
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