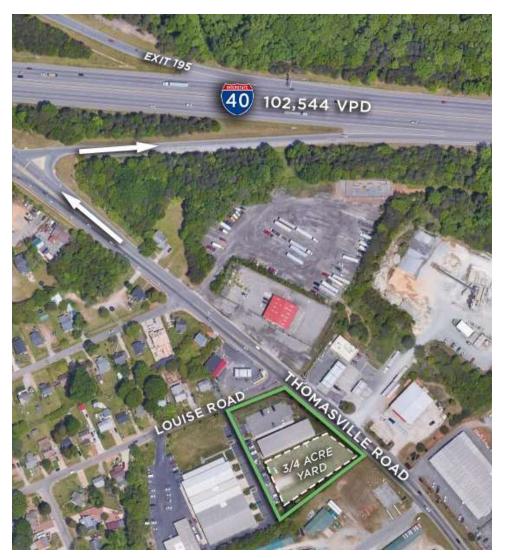
1150 LOUISE ROAD





PROPERTY DESCRIPTION

This versatile $\pm 8,000$ SF industrial/flex building with 3/4 acre fenced yard offers the perfect blend of office and warehouse. Zoned Light Industrial - S, with 16 ft. clear heights, a rollup door, and 3-phase power. 27 paved and striped parking spaces, and a brand-new interior upfit featuring offices, 2 bathrooms, and a break room. The building is fully heated and cooled, providing year-round comfort for a variety of uses.

*Estimated upfit completion December 1st, 2025

OFFERING SUMMARY

Lease Rate: \$7,000/Month (NNN)

Available SF: ±8,000 SF

Will Jones

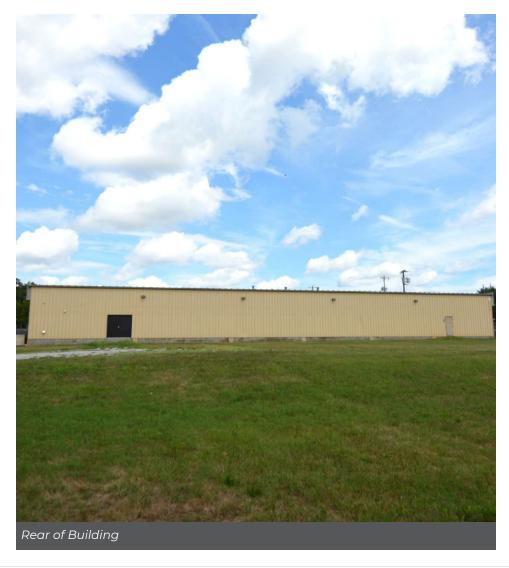
336.455.2818 wjones@ltpcommercial.com Drew Siegrist

336.529.4400 drew@ltpcommercial.com



1150 LOUISE ROAD

INDUSTRIAL PROPERTY FOR LEASE





Will Jones

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Drew Siegrist

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1150 LOUISE ROAD

FLEX PROPERTY FOR LEASE

LOCATION INFORMATION

Street Address	1150 Louise Road
City, State, Zip	Winston-Salem, NC 27107

PROPERTY INFORMATION

Property Type	Industrial
Zoning	LI-S
Power	3 Phase
Building Size	8,000 SF
Yard	±3/4 Acres
Number of Parking Spaces	27
Restrooms	2
Estimated TICAM	\$750/Month



LEASE RATE: \$7,000/MONTH (NNN)

Will Jones

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COMMERCIAL REAL ESTATE

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