

# 1150 LOUISE ROAD

FLEX PROPERTY **FOR LEASE**

## 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:	$\pm 8,000$ SF

Will Jones

336.455.2818  
wjones@ltpcommercial.com

Drew Siegrist

336.529.4400  
drew@ltpcommercial.com

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COMMERCIAL REAL ESTATE



WINSTON-SALEM, NC

# 1150 LOUISE ROAD

L | T

INDUSTRIAL PROPERTY **FOR LEASE**



*Rear of Building*



*Break Room*

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# 1150 LOUISE ROAD

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## 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)

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