

4715 BETHANIA STATION ROAD

FLEX PROPERTY **FOR SALE**

4715 BETHANIA STATION RD
WINSTON SALEM, NC 27105

PROPERTY DESCRIPTION

This rare light industrial opportunity features 2 buildings and sits on 4.64 acres, just 1 mile away from US-52. Multiple points of ingress and egress on Bethania Station Road make this site ideal for any number of users including, but not limited to landscapers, mechanics, contractors, equipment rental, and outdoor storage. The first building is $\pm 4,032$ SF split between 2 stories with the lower level built out as storage/locker space and the second floor configured as an office/showroom space. The second building is a $\pm 3,000$ SF storage/workshop space and features 3 drive-in doors.

PROPERTY HIGHLIGHTS

- $\pm 7,032$ SF across two buildings:
- $\pm 4,032$ SF office/flex, $\pm 3,000$ SF warehouse
- 4.64 acre lot with outdoor storage potential
- Fully fenced with 32 security cameras
- 1.2 mi from dense retail corridor including Walmart Supercenter, McDonald's, Sheetz, and Lowe's
- Easy access to US-52

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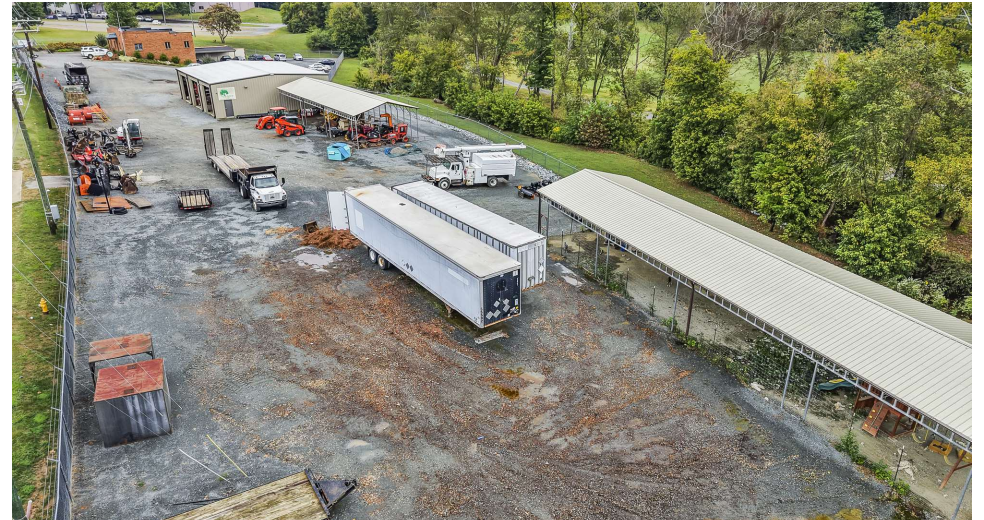
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LOCATION INFORMATION

Street Address	4715 Bethania Station Rd
City, State, Zip	Winston Salem, NC 27105

PROPERTY INFORMATION

Property Type	Industrial/Flex Space
Zoning	LI
Lot Size	4.64 Acres
Building Size	7,032 SF
Number of Drive in Bays	3
Office Space	4,032 SF
Year Built	1996
Sprinklers	No
Number of Buildings	2
Exterior Walls	Brick, Metal

**SALE PRICE:** \$995,000

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