

2531 EMPIRE DRIVE

FOR SALE/LEASE | WINSTON-SALEM, NC 27103

Linville | Team Partners

COMMERCIAL REAL ESTATE

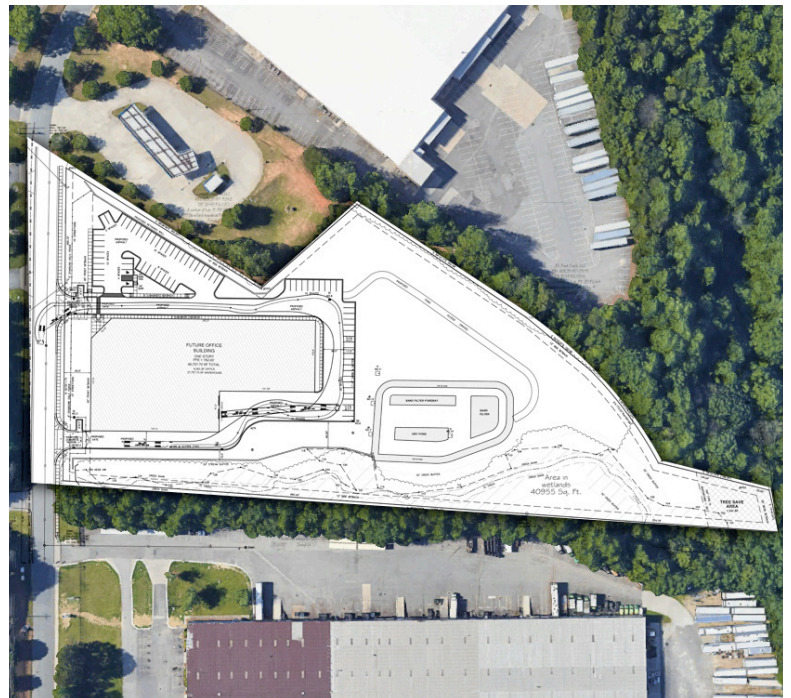


PROPERTY HIGHLIGHTS

PROPERTY TYPE	Flex/Industrial
AVAILABLE SF ±	20,000 - 44,000
LAND SIZE	7.16 Acres
SALE PRICE	\$1,875,000
AS-IS LEASE RATE	\$9,000/Month, NNN
BUILD-TO-SUIT LEASE RATE	\$12.00, NNN

DESCRIPTION

Up to ±44,000 SF build-to-suit industrial/flex building conveniently located in Winston-Salem. Site development plans allow for several different configurations for the right tenant/landlord relationship. The site currently offers ±2.0 paved acres and would function well as outdoor storage. Located 2 miles from I-40 and 4.5 miles from Clemmons.



KATIE HAYES

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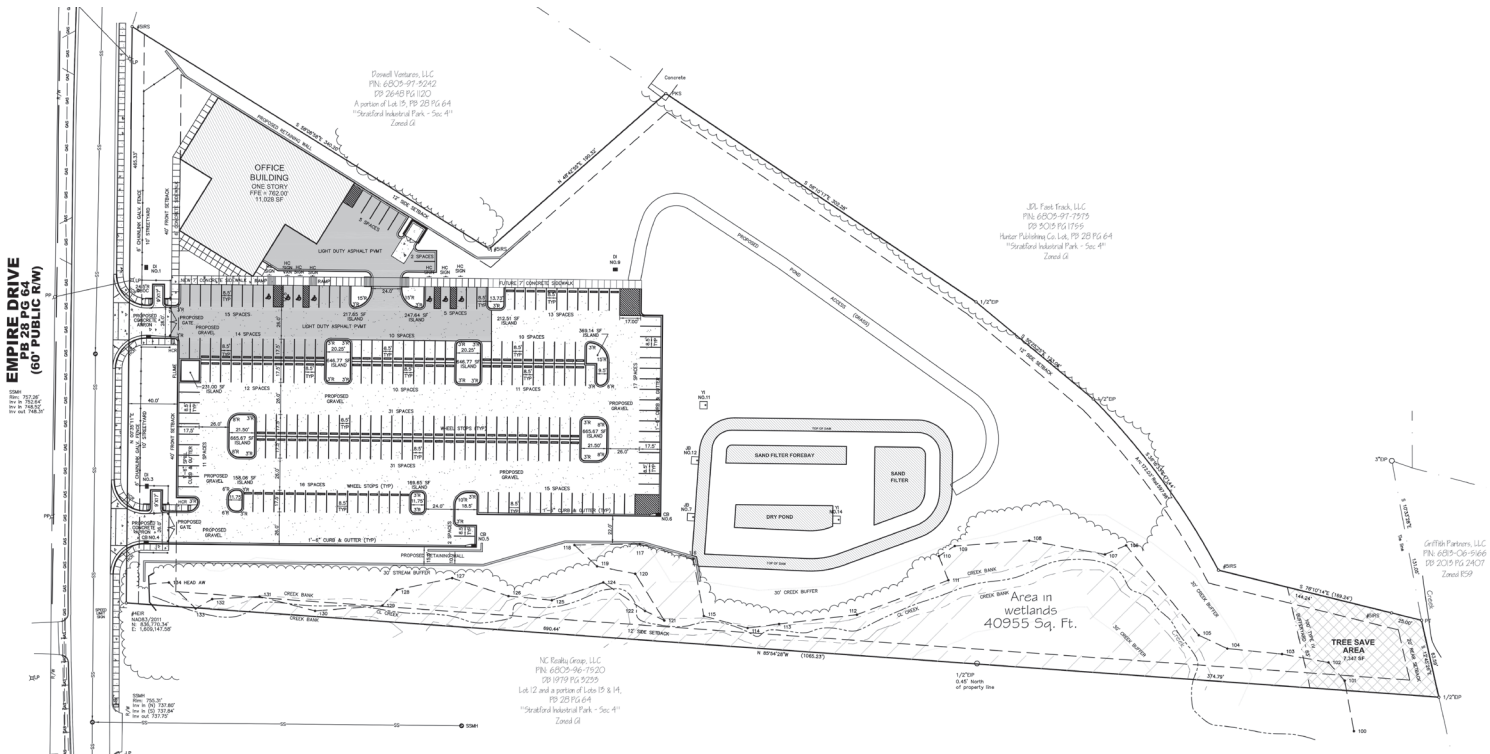
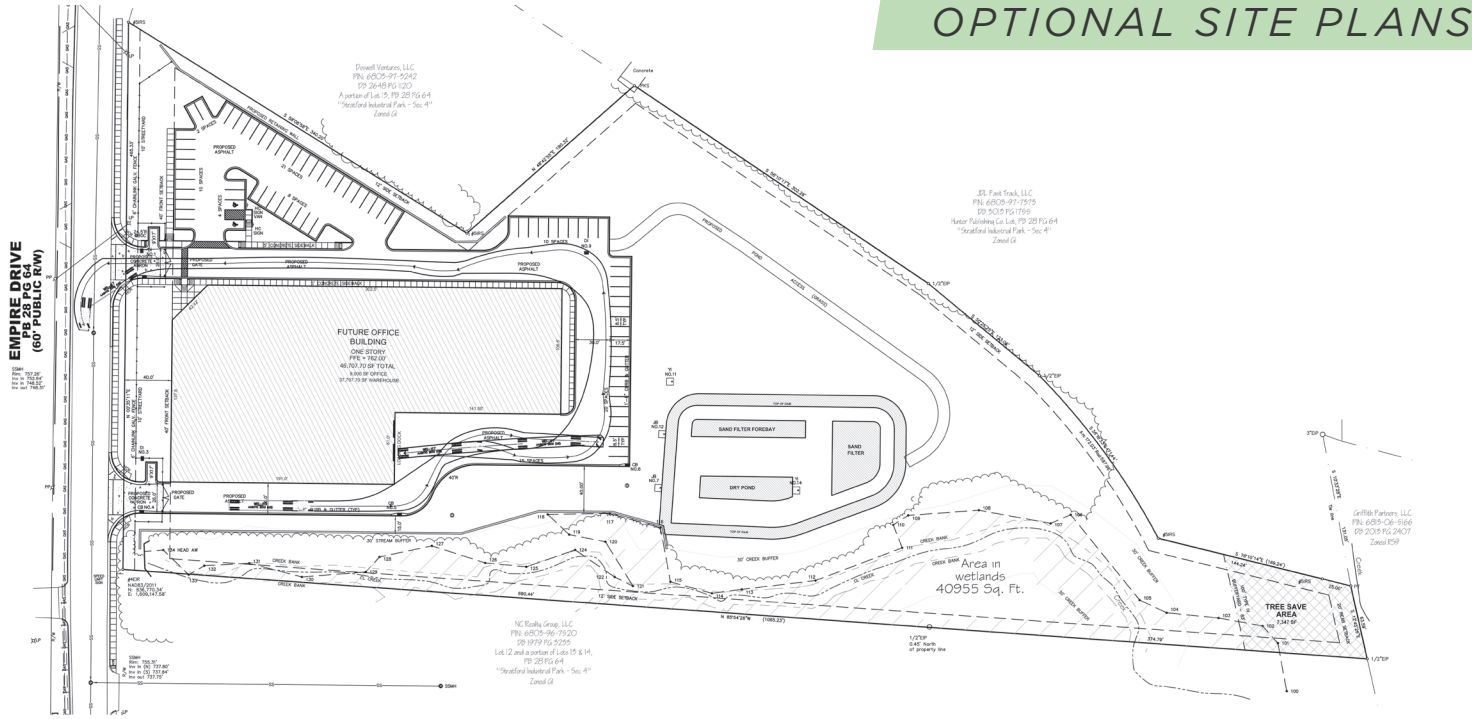
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OPTIONAL SITE PLANS



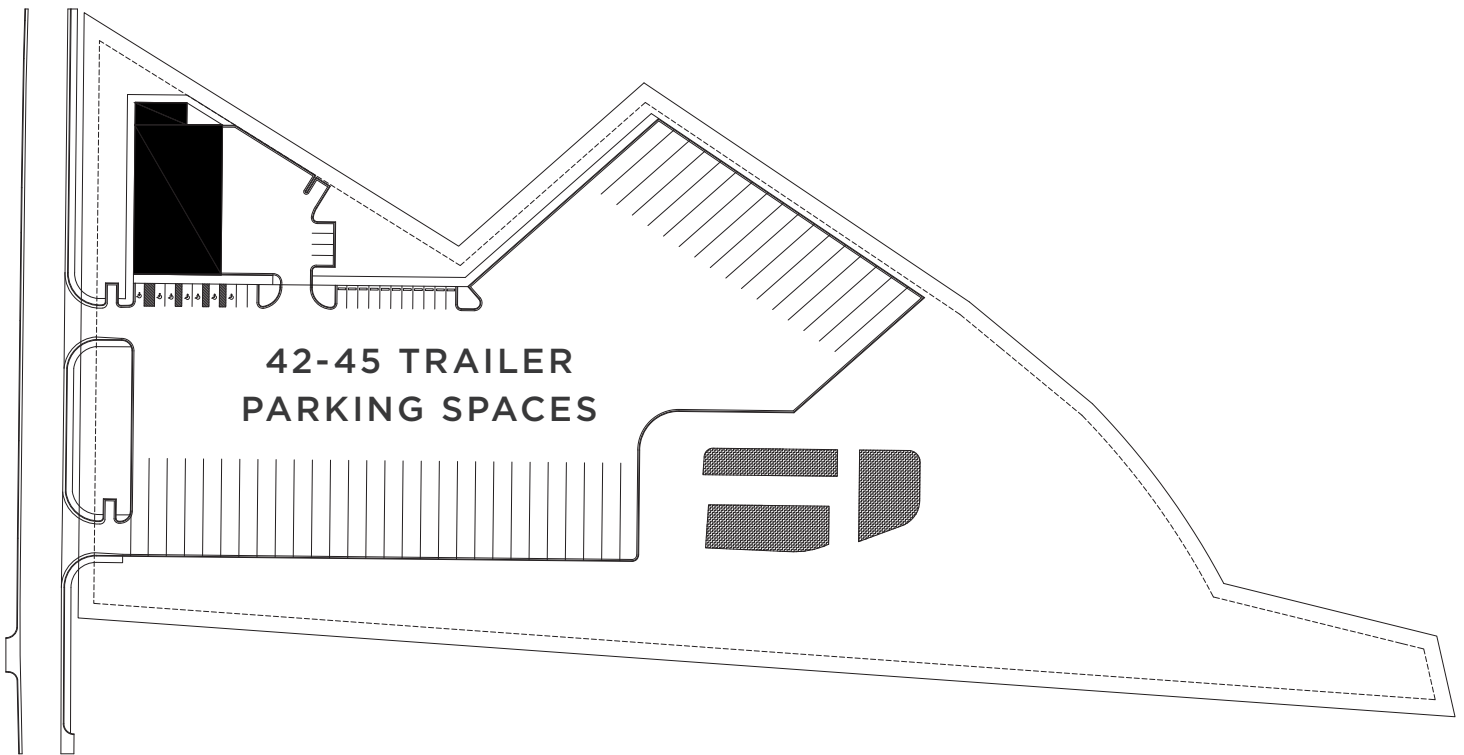
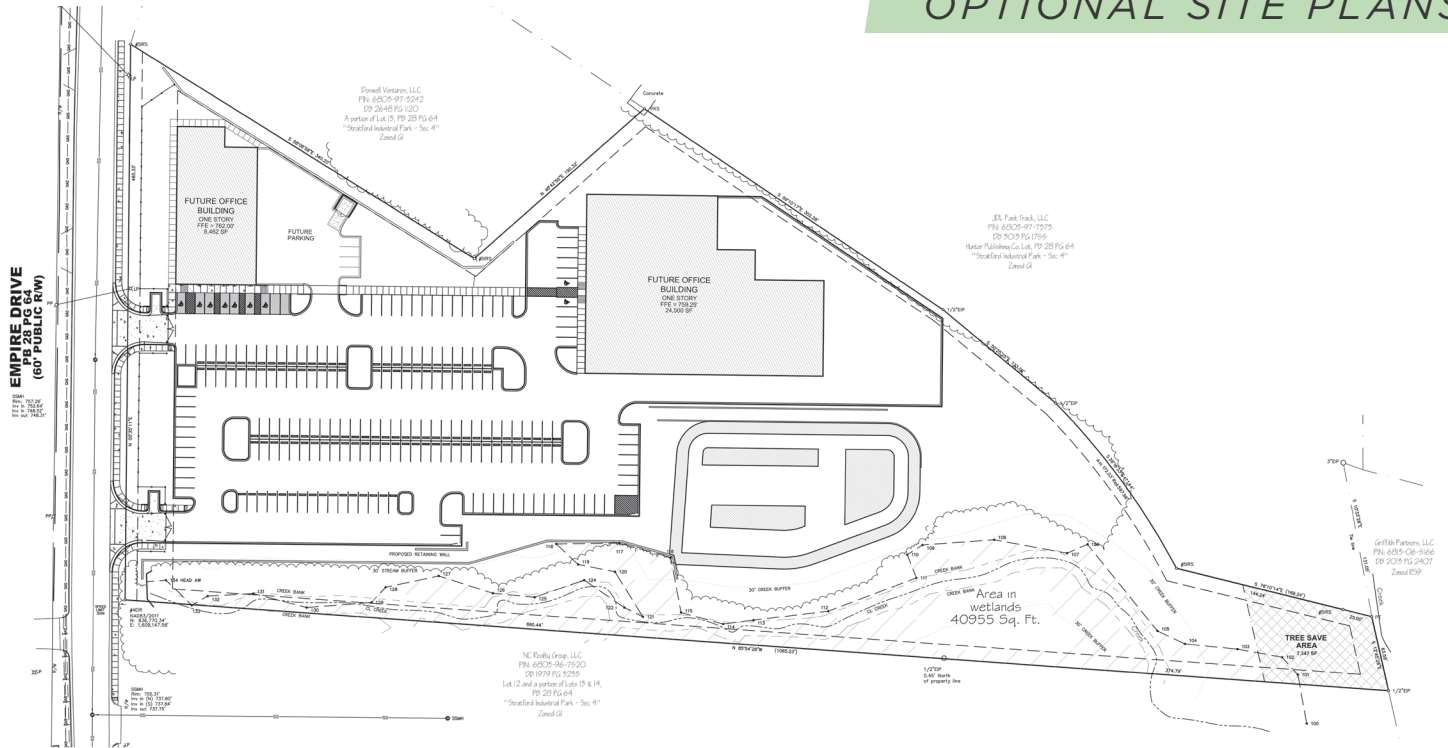
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OPTIONAL SITE PLANS



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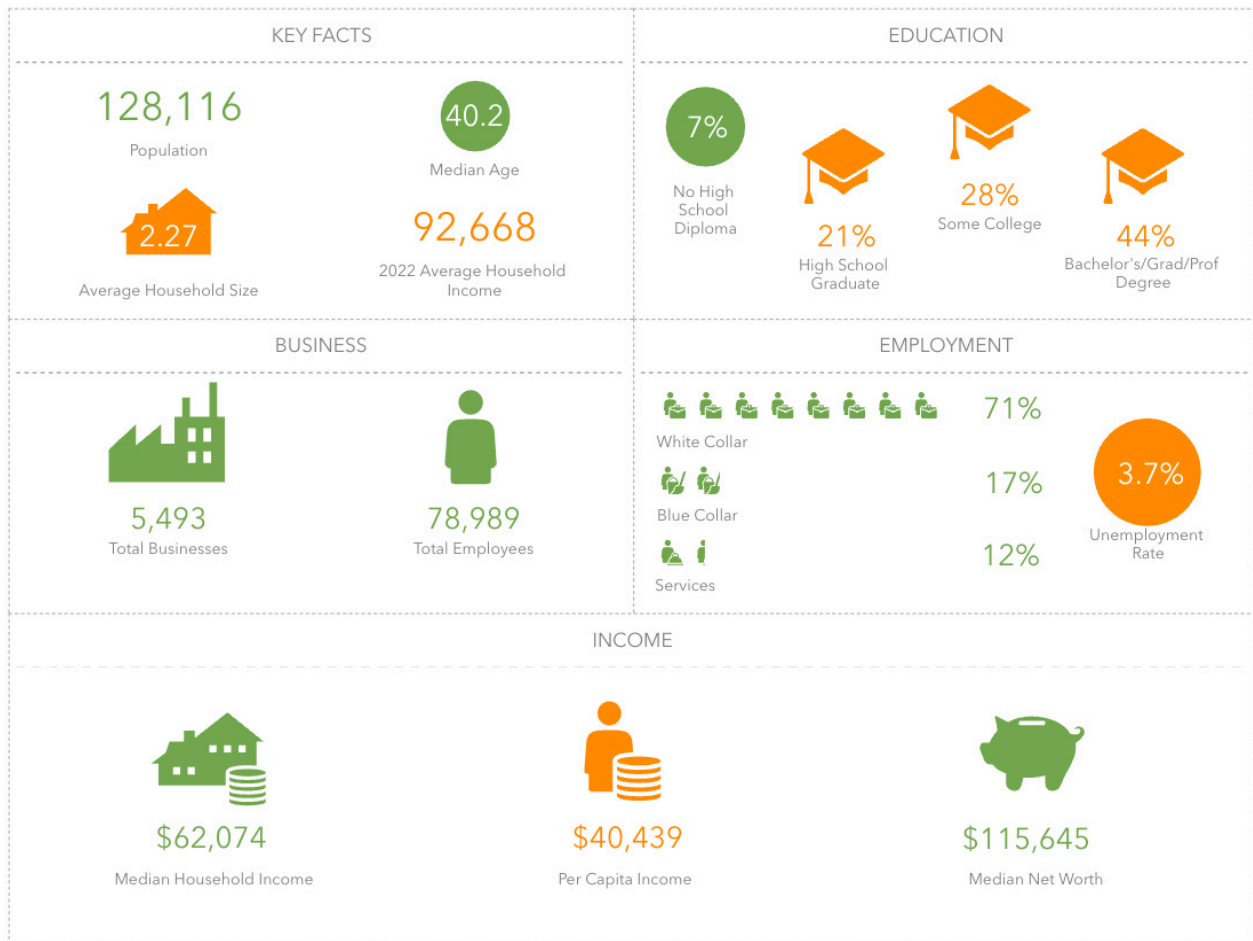
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PROPERTY INFORMATION

PROPERTY TYPE	Flex/Industrial	LAND SIZE	7.16 Acres
AVAILABLE SF ±	20,000 - 44,000	TAX PIN	6803-96-6858

PRICING & TERMS

SALE PRICE	\$1,875,000	LEASE TYPE	NNN
AS-IS LEASE RATE	\$9,000/Month	BUILD-TO-SUIT LEASE RATE	\$12.00

DESCRIPTION

Up to ±44,000 SF build-to-suit industrial/flex building conveniently located in Winston-Salem. Site development plans allow for several different configurations for the right tenant/landlord relationship. The site currently offers ±2.0 paved acres and would function well as outdoor storage. Located 2 miles from I-40 and 4.5 miles from Clemmons.

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