

1539 WAUGHTOWN STREET

FOR SALE/LEASE | WINSTON-SALEM, NC 27107

Linville | Team Partners

COMMERCIAL REAL ESTATE

±96,248 SF WAREHOUSE/INDUSTRIAL FOR SALE/LEASE



PROPERTY HIGHLIGHTS

PROPERTY TYPE	Warehouse/Industrial
AVAILABLE SF ±	25,207 - 96,248
SALE PRICE	\$4,200,000
LEASE RATE	\$4.45, NNN

DESCRIPTION

3.5-4.0 acres of fenced, gated, outdoor storage and/or parking. ±25,207-96,248 SF of warehouse/industrial space spread across 4 buildings. Future projects and improvements will allow for more outdoor storage on the ±9.06 acre property. 5 dock-high doors and 3 drive-in doors in allow for various Warehouse/industrial uses. Building 1 and 2 share an industrial dock lift. Ideal site logistics at 1.0 mile from I-40 and 1.5 miles from US-52.



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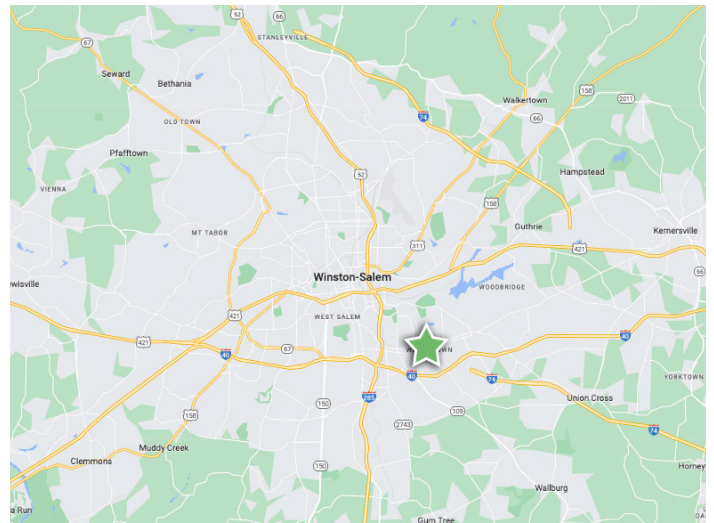
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KEY FEATURES

- 3.5-4.0 acres of fenced, gated, outdoor storage and/or parking
- ±25,207 - 96,248 SF of warehouse/industrial space spread across 4 buildings
- Future projects and improvements will allow for more outdoor storage on the ±9.06 acre property
- 5 dock-high doors and 3 drive-in doors
- 1.0 mile from I-40 and 1.5 miles from US-52



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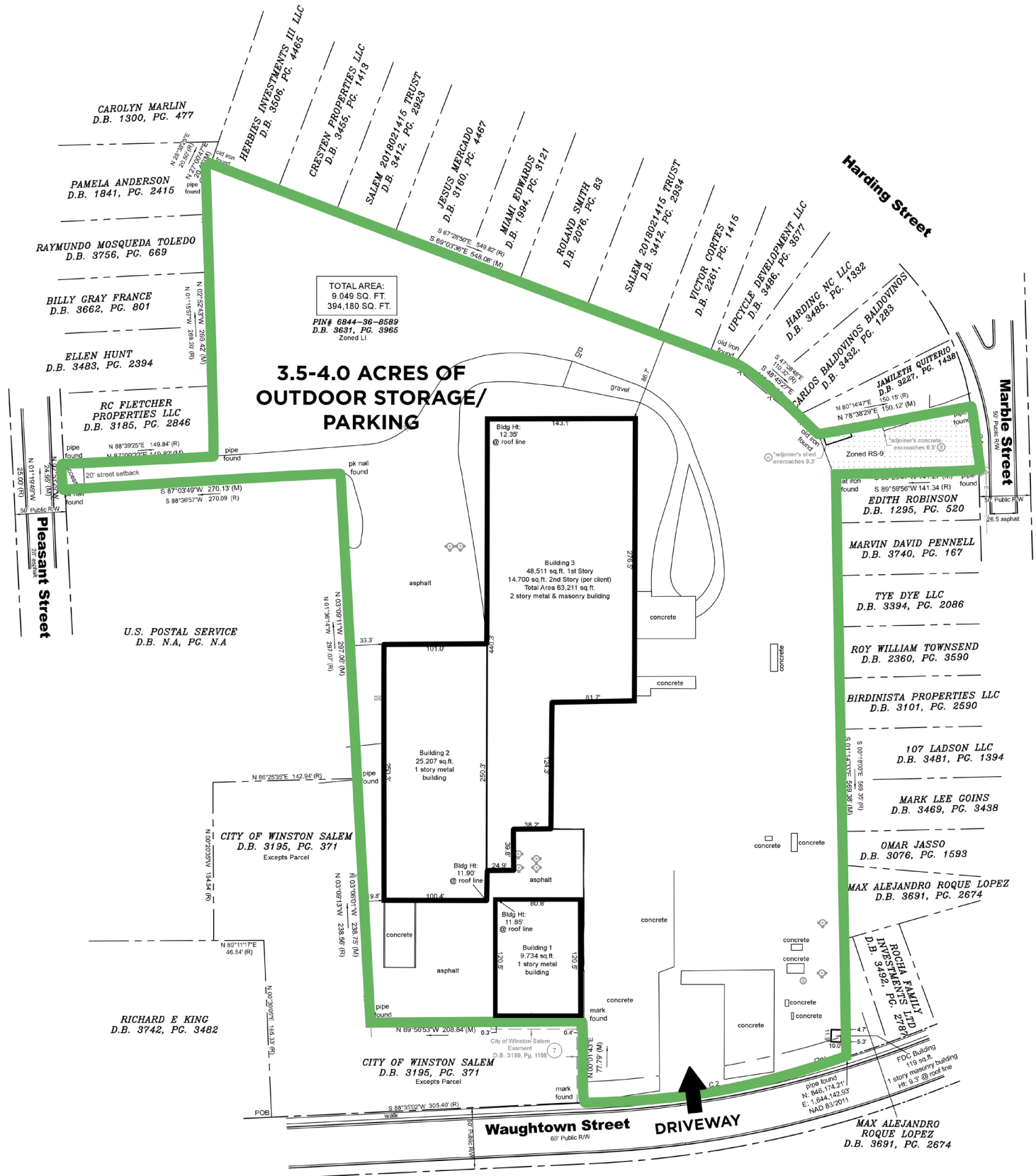
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DISTANCE TO	
INTERSTATE 40	1.0 miles
US HIGHWAY 52	1.5 miles
DOWNTOWN WINSTON-SALEM	4.0 miles
KERNERSVILLE	8.3 miles

PROPERTY INFORMATION

PROPERTY TYPE	Warehouse/Industrial	PROPERTY SUBTYPE	Warehouse
AVAILABLE SF ±	25,207 - 96,248	EXTERIOR	Metal
YEAR BUILT	1974	DOCK DOORS	5
ACRES	9.06	DRIVE-IN DOORS	3
ZONING	LI	ELECTRICAL	Duke
TAX PIN	6844-36-8589		

PRICING & TERMS

SALE PRICE	\$4,200,000	LEASE RATE	\$4.45, NNN
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