

# 2995 STARLIGHT DRIVE

FOR LEASE | WINSTON-SALEM, NC 27107

Linville | Team Partners

COMMERCIAL REAL ESTATE



FLEX/INDUSTRIAL PARK OPPORTUNITY

## PROPERTY HIGHLIGHTS

PROPERTY TYPE	Flex/Industrial
PROPERTY SUBTYPE	Warehouse/Distribution
AVAILABLE SF ±	32,500
LEASE RATE	\$4.45 psf, NNN

## DESCRIPTION

±32,500 SF of warehouse/distribution space available. Featuring 16' clear ceiling height, 4 dock doors, extensive dock loading area, ample parking, and 6" 4000 PSI concrete floors. Easy access to I-40 and Highway 52, former home of Douglas Battery, Brownfields eligible.



KATIE HAYES

E [Katie@LTPcommercial.com](mailto:Katie@LTPcommercial.com)  
M 336.473.0206  
P 336.724.1715

NICK GONZALEZ

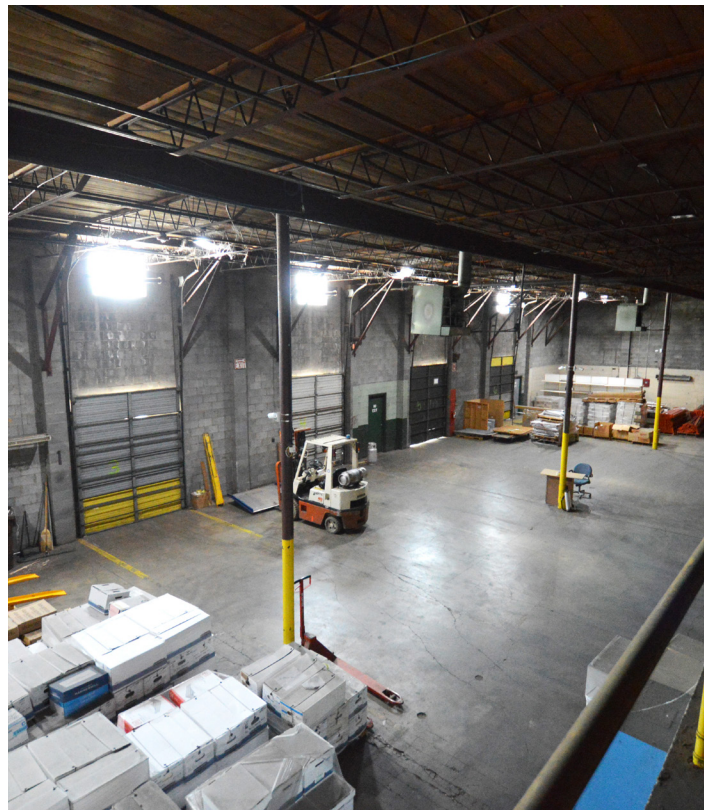
E [Nick@LTPcommercial.com](mailto:Nick@LTPcommercial.com)  
P 336.724.1715

# 2995 STARLIGHT DRIVE

FOR LEASE | WINSTON-SALEM, NC 27107

Linville | Team Partners

COMMERCIAL REAL ESTATE



206 W. FOURTH STREET • WINSTON-SALEM • NORTH CAROLINA • 27101

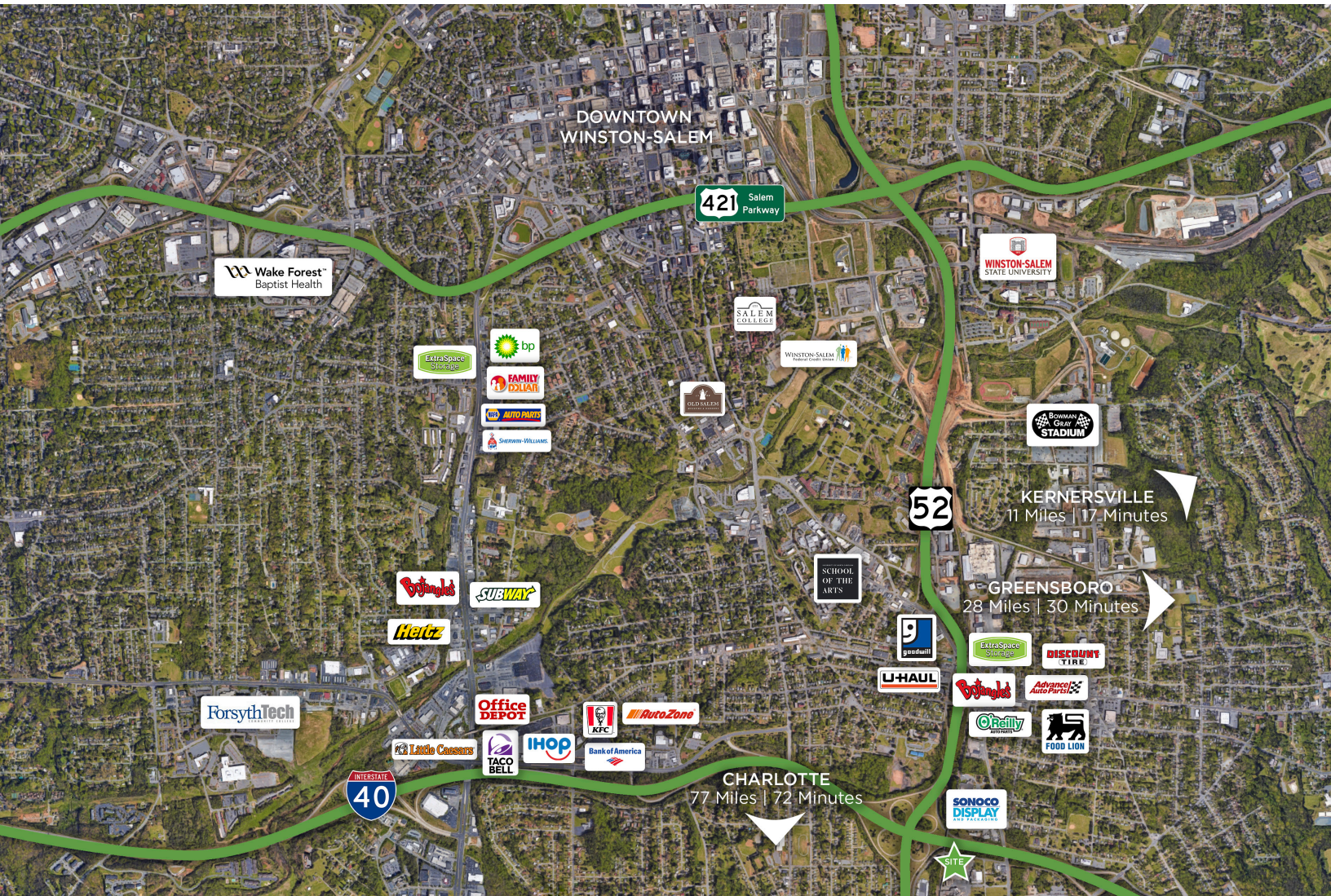
LTPCOMMERCIAL.COM • 336.724.1715

# 2995 STARLIGHT DRIVE

FOR LEASE | WINSTON-SALEM, NC 27107

Linville | Team Partners

COMMERCIAL REAL ESTATE



## KEY FEATURES

- ±32,500 SF of warehouse/distribution space
- Featuring 16' clear ceiling height, 4 dock doors, extensive dock loading area, ample parking
- 6" 4000 PSI concrete floors
- Easy access to I-40 and Highway 52
- Brownfields eligible



206 W. FOURTH STREET • WINSTON-SALEM • NORTH CAROLINA • 27101

LTPCOMMERCIAL.COM • 336.724.1715

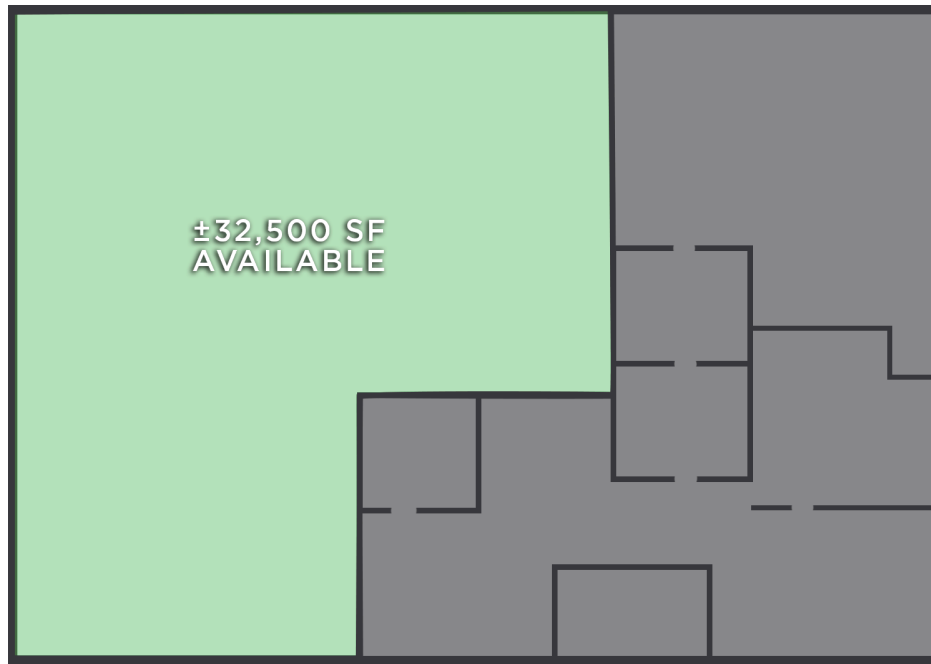
# 2995 STARLIGHT DRIVE

FOR LEASE | WINSTON-SALEM, NC 27107

Linville | Team Partners

COMMERCIAL REAL ESTATE

## FLOOR PLAN



## PROPERTY INFORMATION

PROPERTY TYPE	Flex/Industrial	PROPERTY SUBTYPE	Warehouse/Distribution
AVAILABLE SF ±	32,500	ROOF	Flat
BUILDING SF ±	76,311	EXTERIOR	Concrete Block
ELECTRICAL	Duke 3800 AMO 3ph/480v	DOCK DOORS	4 (10' height)
SEWER/WATER	City	SPRINKLERS	Wet
ZONING	GI	TAX PIN	6834-63-8279

## PRICING & TERMS

LEASE RATE	\$4.45 psf	LEASE TYPE	NNN
------------	------------	------------	-----

## DESCRIPTION

±32,500 SF of warehouse/distribution space available. Featuring 16' clear ceiling height, 4 dock doors, extensive dock loading area, ample parking, and 6" 4000 PSI concrete floors. Easy access to I-40 and Highway 52, former home of Douglas Battery, Brownfields eligible.

*The information contained herein has been taken from sources deemed to be reliable. Linville Team Partners makes no representation or warranties, expressed or implied, as to the accuracy of this information. All information in this document is subject to verification prior to purchase or lease.*



206 W. FOURTH STREET • WINSTON-SALEM • NORTH CAROLINA • 27101  
LTPCOMMERCIAL.COM • 336.724.1715