

511 BATTERY DRIVE

FOR LEASE | WINSTON-SALEM, NC 27107

Linville | Team Partners

COMMERCIAL REAL ESTATE



FLEX/INDUSTRIAL PARK OPPORTUNITY

PROPERTY HIGHLIGHTS

PROPERTY TYPE	Office
AVAILABLE SF ±	7,900
LEASE RATE	\$5.00 psf, Modified Gross

DESCRIPTION

±7,900 SF of office space available. Features ±14 private offices, conference room, and restrooms. Building in need of some renovation and updating. Easy access to I-40 and Highway 52. Former home of Douglas Battery, Brownfields eligible.



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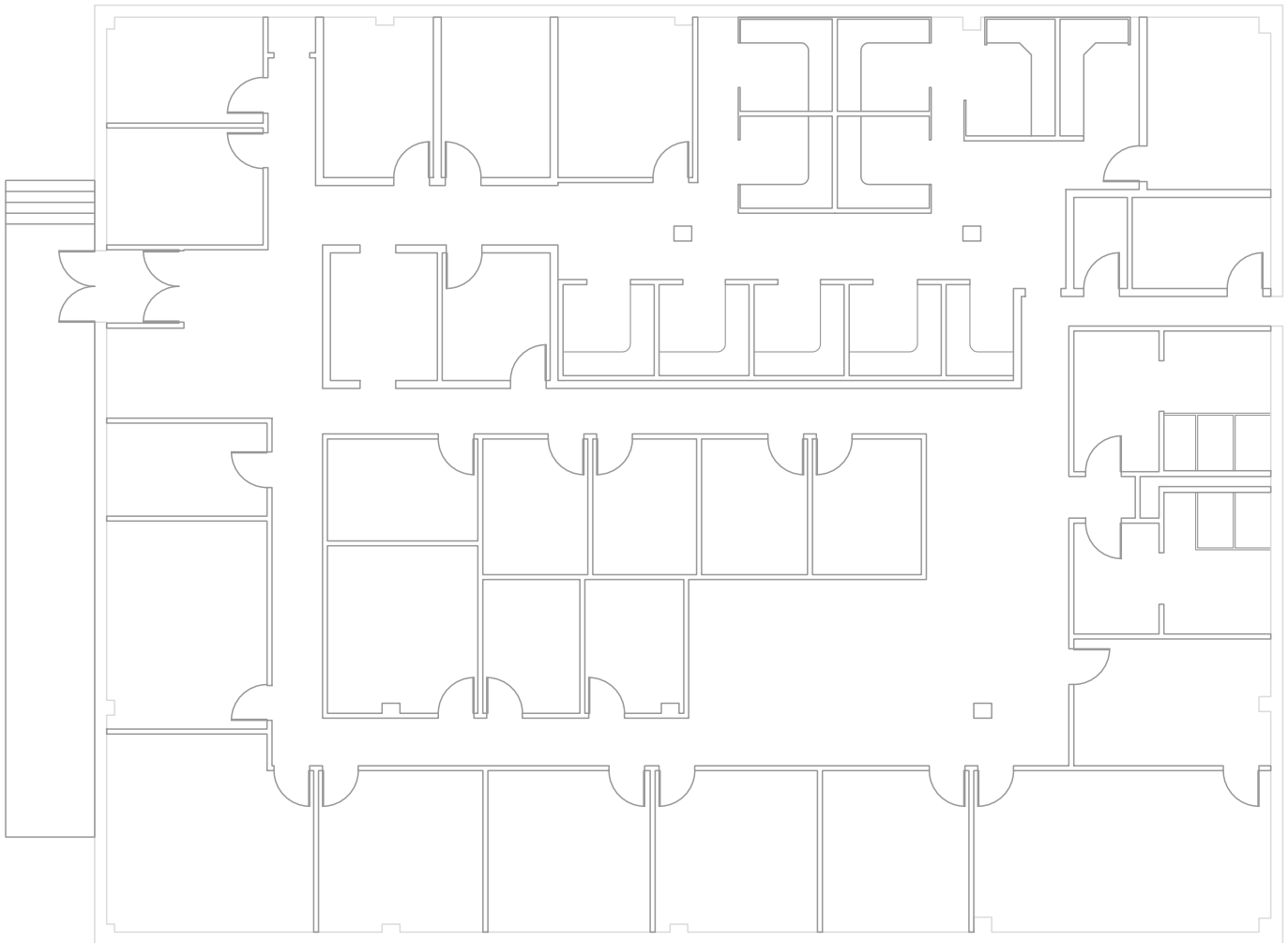
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FLOOR PLAN



KEY FEATURES

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- Easy access to I-40 and Highway 52
- Brownfields eligible



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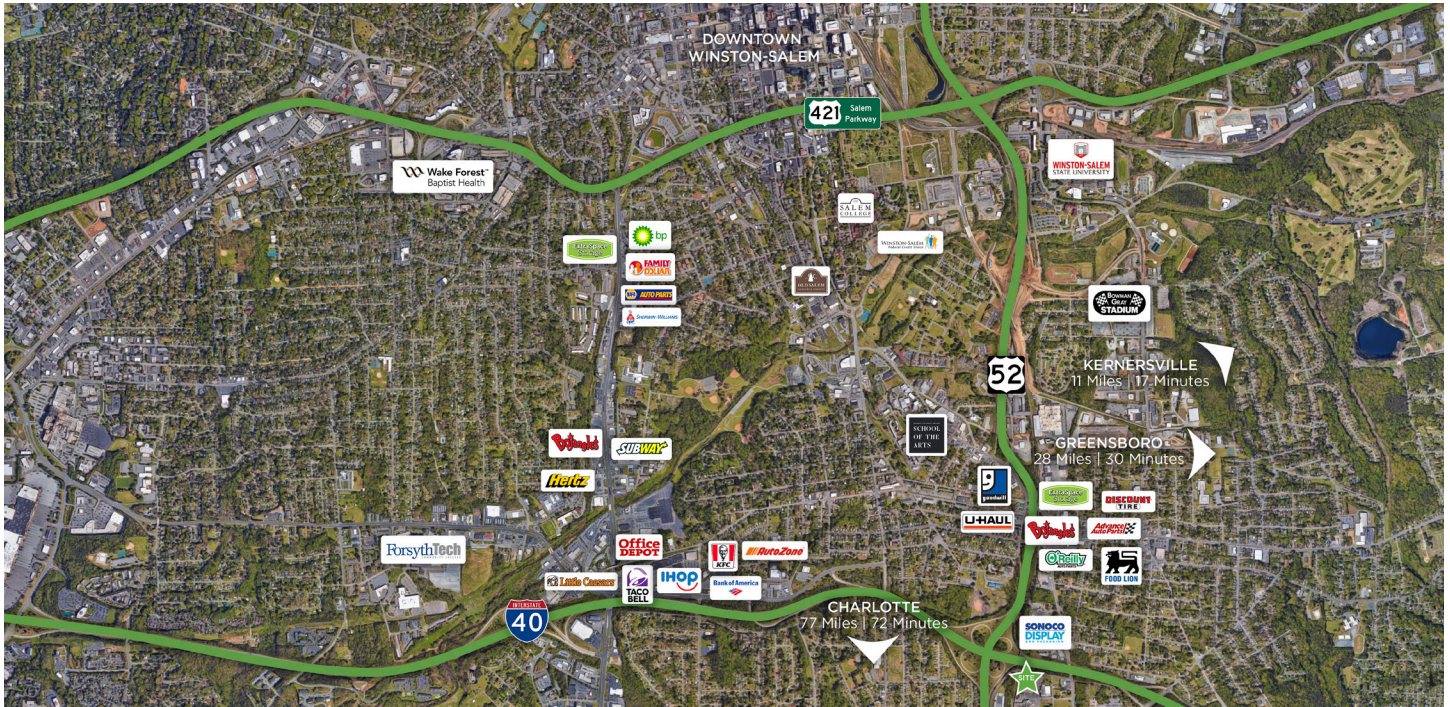
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PROPERTY INFORMATION

PROPERTY TYPE	Office	ELECTRICAL	Duke Energy
AVAILABLE SF ±	7,900	SEWER/WATER	Public
ACRES	5.62	HEAT/AIR	Central
ZONING	GI	TAX PIN	6834-63-8274

PRICING & TERMS

LEASE RATE	\$5.00 psf	LEASE TYPE	Modified Gross
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