

315 CASSELL STREET

FOR LEASE | WINSTON-SALEM, NC 27107

Linville | Team Partners

COMMERCIAL REAL ESTATE



WELL-LOCATED INDUSTRIAL SPACE

PROPERTY HIGHLIGHTS

PROPERTY TYPE	Industrial
AVAILABLE SF ±	30,000- 114,573
LEASE RATE	\$5.95, NNN

DESCRIPTION

±30,000- 114,573 SF of industrial space available in Winston-Salem. Located south of downtown, approximately 0.5 miles from Highway 52/285 and 1.5 miles from I-40. The space features 9 dock doors, 1 drive-in door, mostly warehousing space with some conditioned office space, breakroom area, and area for outdoor seating. Drive time to Charlotte is 1.25 hours and drive time to Raleigh is 1.75 hours.



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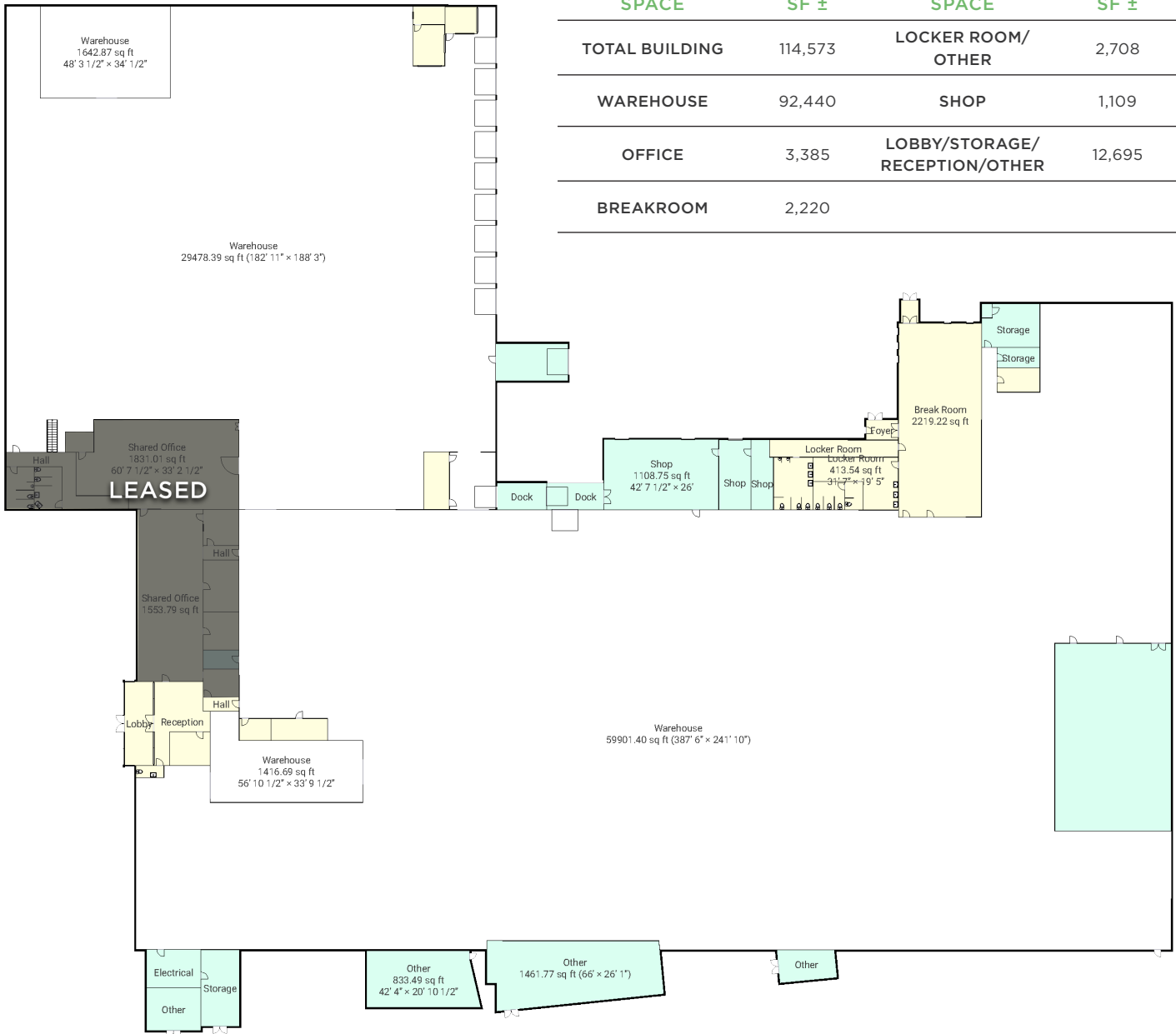
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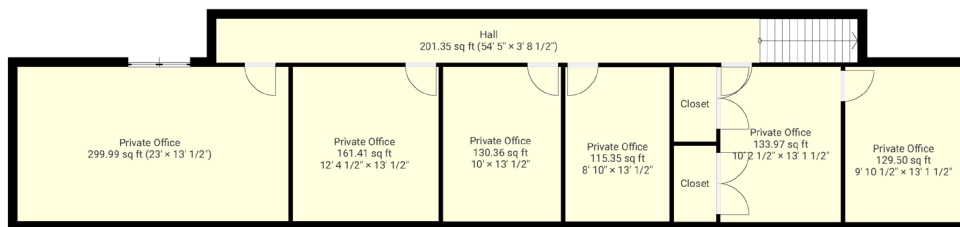
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FIRST FLOOR



SPACE	SF ±	SPACE	SF ±
TOTAL BUILDING	114,573	LOCKER ROOM/ OTHER	2,708
WAREHOUSE	92,440	SHOP	1,109
OFFICE	3,385	LOBBY/STORAGE/ RECEPTION/OTHER	12,695
BREAKROOM	2,220		

MEZZANINE



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DISTANCE FROM AIRPORTS

23 MILES

FROM PIEDMONT TRIAD INTERNATIONAL AIRPORT

79 MILES

FROM CHARLOTTE-DOUGLAS INTERNATIONAL AIRPORT

92 MILES

FROM RALEIGH-DURHAM INTERNATIONAL AIRPORT

PROPERTY INFORMATION

PROPERTY TYPE	Industrial	FLOORS	2
AVAILABLE SF ±	30,000- 114,573	DOCK DOORS	9
ACRES ±	4.15	DRIVE-IN DOORS	1
YEAR BUILT/RENOVATED	1964/1996	CEILING HEIGHT	16'
TAX PIN	6834-50-7759	ZONING	LI

PRICING & TERMS

LEASE RATE	\$5.95	LEASE TYPE	NNN
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