

# 483 FORUM PARKWAY

FOR LEASE | RURAL HALL, NC 27045

Linville | Team Partners

COMMERCIAL REAL ESTATE



WELL-LOCATED FLEX SPACE

## PROPERTY HIGHLIGHTS

PROPERTY TYPE	Flex/Industrial
AVAILABLE SF ±	5,570
LEASE RATE	\$12.95, Modified Gross

## DESCRIPTION

±5,570 SF of flex space available in Rural Hall, less than 1 mile away from I-74/Highway 52. The space features a lobby/reception area, private offices, break room/kitchenette, conference room, and a dock door. There is space for outdoor storage/laydown area on the 1.03 acre parcel. Only a 15 minute drive to Downtown Winston-Salem, 45 minutes to Greensboro, and 1.5 hours to Charlotte.



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



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## PROPERTY INFORMATION

PROPERTY TYPE	Flex/Industrial	RESTROOMS	2
AVAILABLE SF ±	5,570	PARKING	9 Surface Spaces
ACRES ±	1.03	DOCK DOOR	1
YEAR BUILT	1988	TAX PIN	6819-88-5999

## PRICING & TERMS

LEASE RATE	\$12.95	LEASE TYPE	Modified Gross
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