

BARNES ROAD

FOR LEASE | WINSTON-SALEM, NC 27107

Linville | Team Partners

COMMERCIAL REAL ESTATE



PROPERTY HIGHLIGHTS

PROPERTY TYPE	Industrial, Outdoor Storage
AVAILABLE SF ±	3,000 (to be built)
ACRES ±	4.31
LEASE RATE	\$11,000/Month, NNN

DESCRIPTION

Available for lease at the corner of S. Main Street and Barnes Road, directly adjacent to the on ramp for I-285/ Highway 52. On 4.31 acres, there will be a ±3,000 SF drive thru repair shop (to be built) with ±32-50 parking spaces. Perfect for trailer storage, a truck repair shop, or many other automotive uses or for outdoor laydown storage space. The location has fantastic visibility and access!

KEY FACTS

96,147

Population

37.5

Median Age



Average Household Size

\$72,924

2022 Average Household Income

BUSINESS



2,255

Total Businesses



25,547

Total Employees

*based on a 5 mile radius

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SITE OPTION 1



SITE OPTION 2



WINSTON-SALEM NORTHERN BELTWAY

The N.C. Department of Transportation is building a multi-lane freeway that loops around the northern part of Winston-Salem. The 34.5-mile Winston-Salem Northern Beltway will begin at U.S. 158 southwest of Winston-Salem and end at I-74 southeast of the city.

Over 100,000 vehicles and trucks travel through the area every day, which is more traffic than the roadways in the area are designed to handle. The Winston-Salem Northern Beltway will help alleviate traffic congestion and improve safety along heavily traveled routes in Forsyth County, including U.S. 421/Salem Parkway and U.S. 52.



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DISTANCE FROM AIRPORTS

27 MILES

FROM PIEDMONT TRIAD
INTERNATIONAL AIRPORT

77 MILES

FROM CHARLOTTE-DOUGLAS
INTERNATIONAL AIRPORT

96 MILES

FROM RALEIGH-DURHAM
INTERNATIONAL AIRPORT

PROPERTY INFORMATION

PROPERTY TYPE	Industrial, Outdoor Storage	ZONING	HB
AVAILABLE SF ±	3,000 (to be built)	TAX PIN	6832-56-1807
ACRES ±	4.31		

PRICING & TERMS

LEASE RATE	\$11,000/Month, NNN
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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.



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