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 $\pm 3,000$ 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



Average Household Size



Median Age

\$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



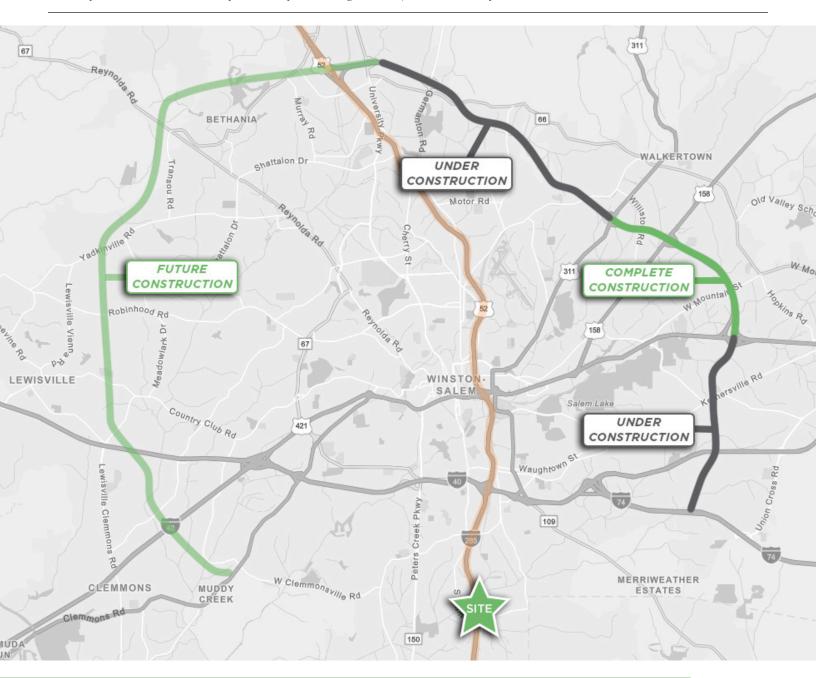
SITE OPTION 2



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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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	НВ
AVAILABLE SF ±	3,000 (to be built)	TAX PIN	6832-56-1807
ACRES ±	4.31		

PRICING & TERMS

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 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!

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.