

# 2905 COLE ROAD

FOR SALE/LEASE | WINSTON-SALEM, NC 27107

Linville | Team Partners

COMMERCIAL REAL ESTATE

BUILD-TO-SUIT OR GROUND LEASE



## PROPERTY HIGHLIGHTS

PROPERTY TYPE	Land
ACRES ±	2.45
BUILD-TO-SUIT RATE	\$6,250/Month, NNN
SALE PRICE	\$450,000

## DESCRIPTION

Build-to-suit, purchase, joint venture, or ground lease opportunity! On the preliminary site plan, there is a proposed ±3,000 SF building with ±1.5 AC of industrial outdoor storage or tractor trailer/truck parking. A long term ground lease on the full ±2.45 acre (as is) parcel is an option for \$3,450/month NNN.

## DISTANCE TO

I-74 ACCESS	0.5 Miles
I-40 ACCESS	1.8 Miles
WINSTON-SALEM, NC	6.5 Miles
HIGH POINT, NC	12.9 Miles
PTI AIRPORT (GSO)	20.7 Miles
LEXINGTON, NC	22.3 Miles
GREENSBORO, NC	27.5 Miles

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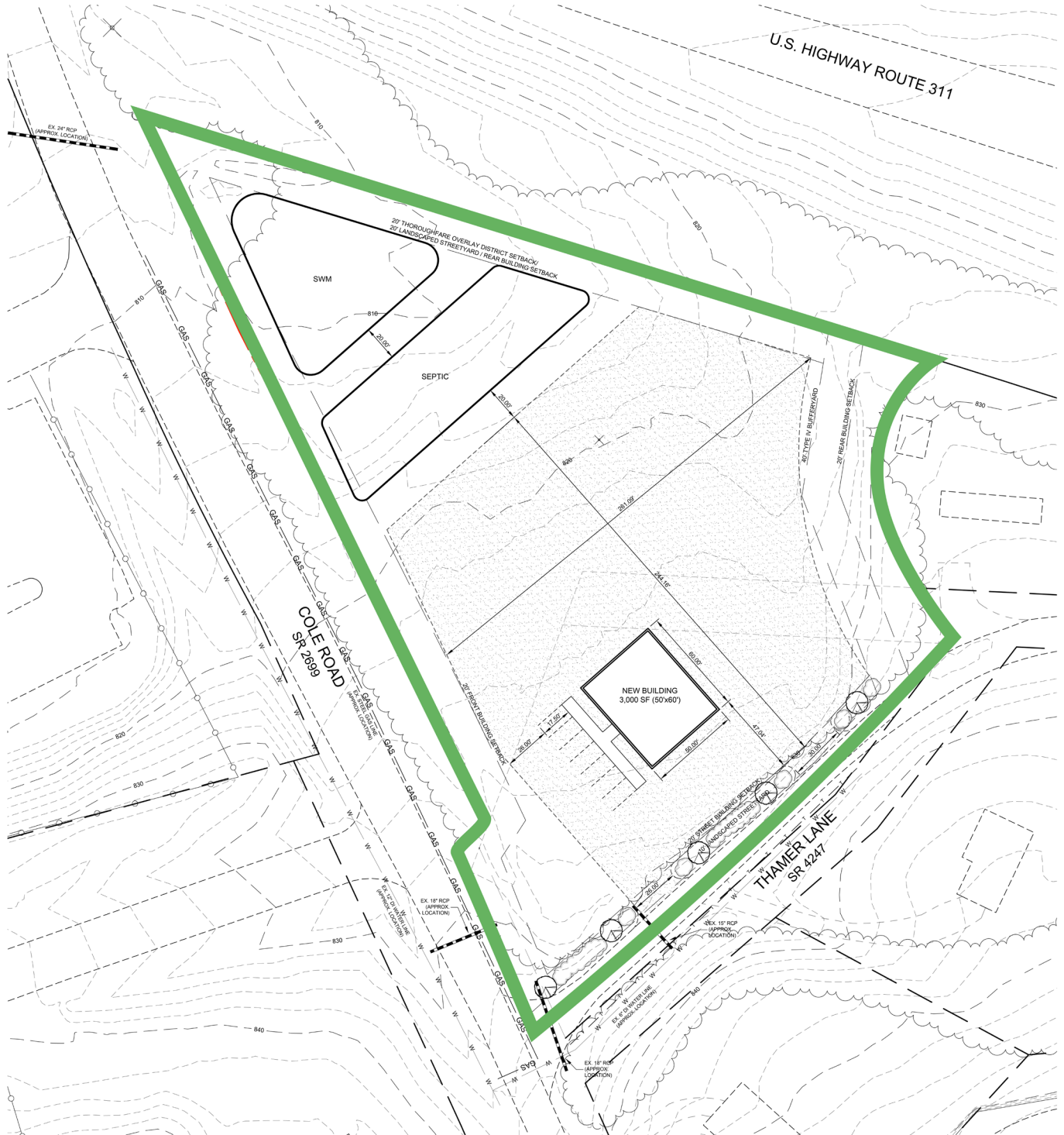
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## PROPOSED SITE PLAN



206 W. FOURTH STREET • WINSTON-SALEM • NORTH CAROLINA • 27101

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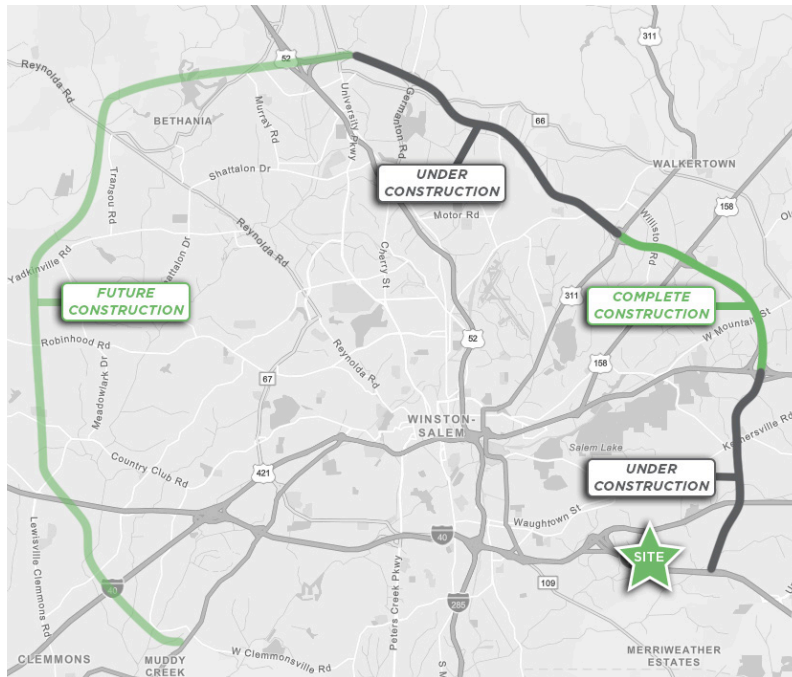


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## WINSTON-SALEM NORTHERN BELTWAY

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.

## PROPERTY INFORMATION

PROPERTY TYPE	Land	PROPERTY SUBTYPE	Industrial
ACRES ±	2.45	ZONING	LI
AVAILABLE SF ±	3,000 (to be built)	TAX PIN	6854-41-2146

## PRICING & TERMS

SALE PRICE	\$450,000	BUILD-TO-SUIT RATE	\$6,250/Month, NNN
GROUND LEASE	\$3,450/Month, NNN		

## DESCRIPTION

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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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