

# 1004 RUNDELL STREET

FOR LEASE | WINSTON-SALEM, NC 27105

Linville | Team Partners

COMMERCIAL REAL ESTATE



WAREHOUSE BUILDINGS FOR LEASE

## PROPERTY HIGHLIGHTS

PROPERTY TYPE	Industrial
AVAILABLE SF ±	14,646
LEASE RATE	\$9,000/Month, Modified Gross

## DESCRIPTION

±14,646 SF spread over two warehouse buildings: the concrete block building is ±6,021 SF and the metal building is ±4,350 SF with ±4,275 SF of unfinished basement. The buildings are connected by a loading dock and feature high ceilings, concrete floors, and roll-up doors. The concrete block building features a kitchen, large open work area, a mezzanine level accessed by a spiral staircase, a restroom, and basement storage. The metal building has a demising wall down the middle. Some on-site parking available.



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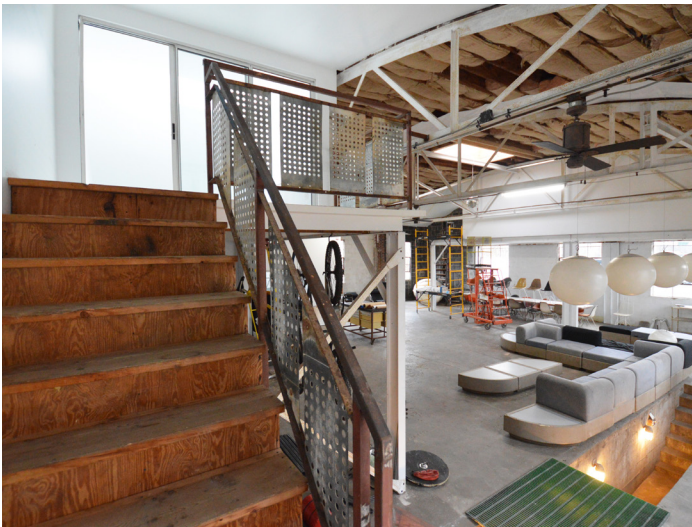
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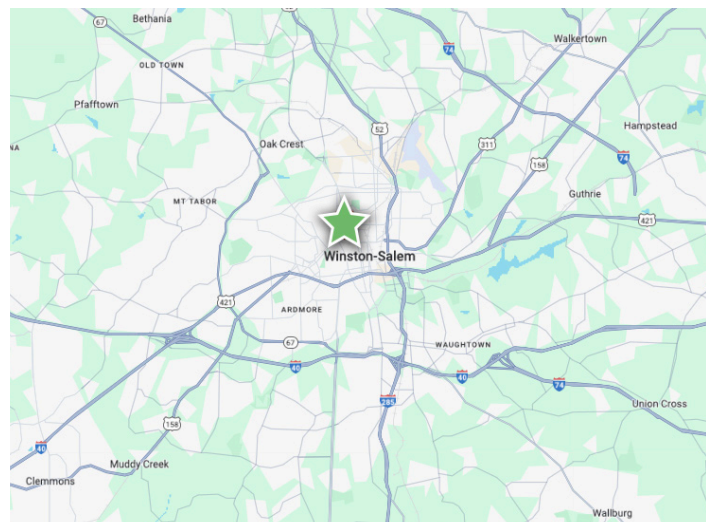
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## KEY FEATURES

- ±14,646 SF spread over two warehouse buildings
- Buildings are connected by a loading dock
- Features high ceilings, concrete floors, roll-up doors, kitchen, large open work area, restroom, and basement storage
- Some on-site parking available



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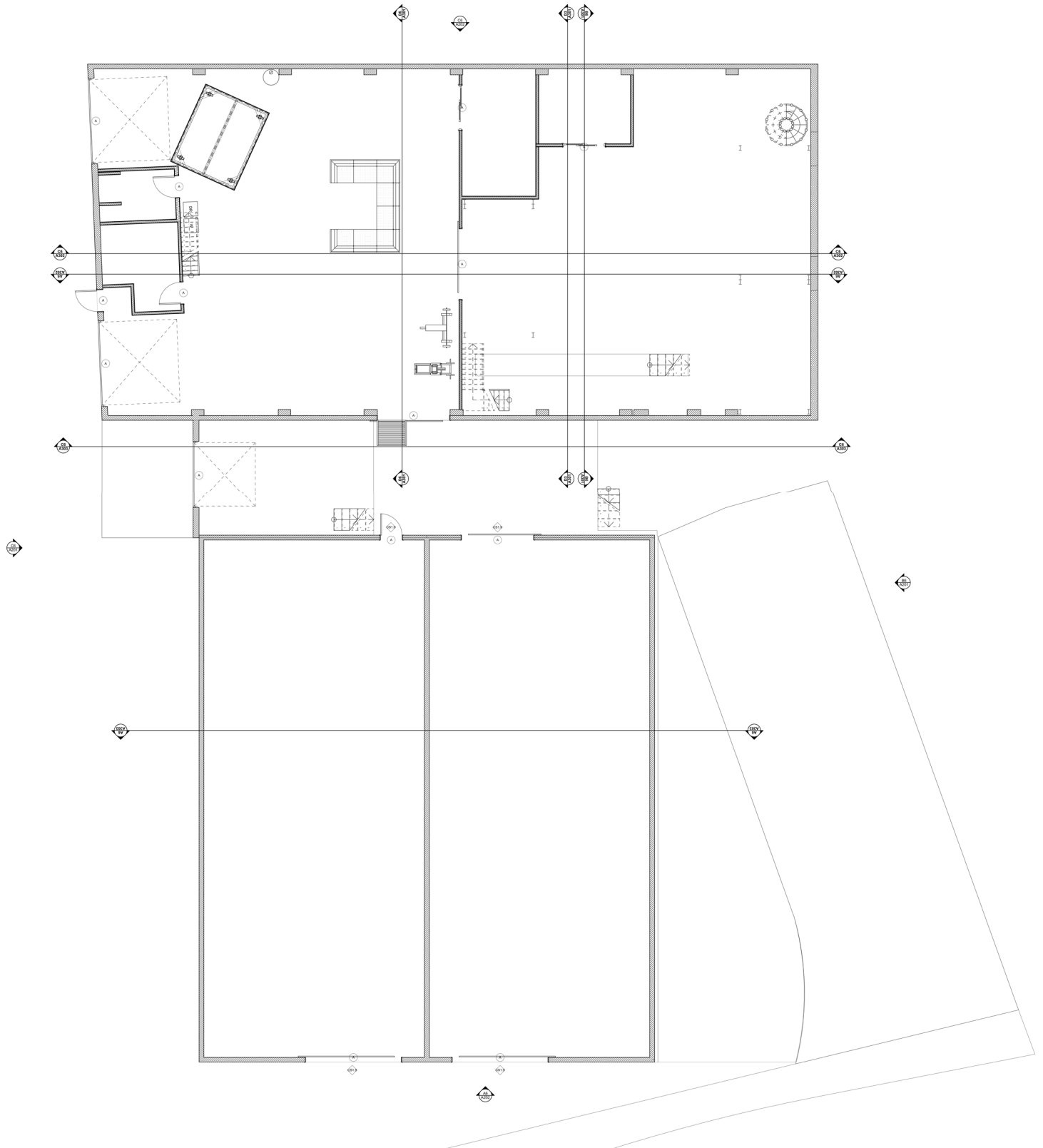
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## FLOOR PLAN

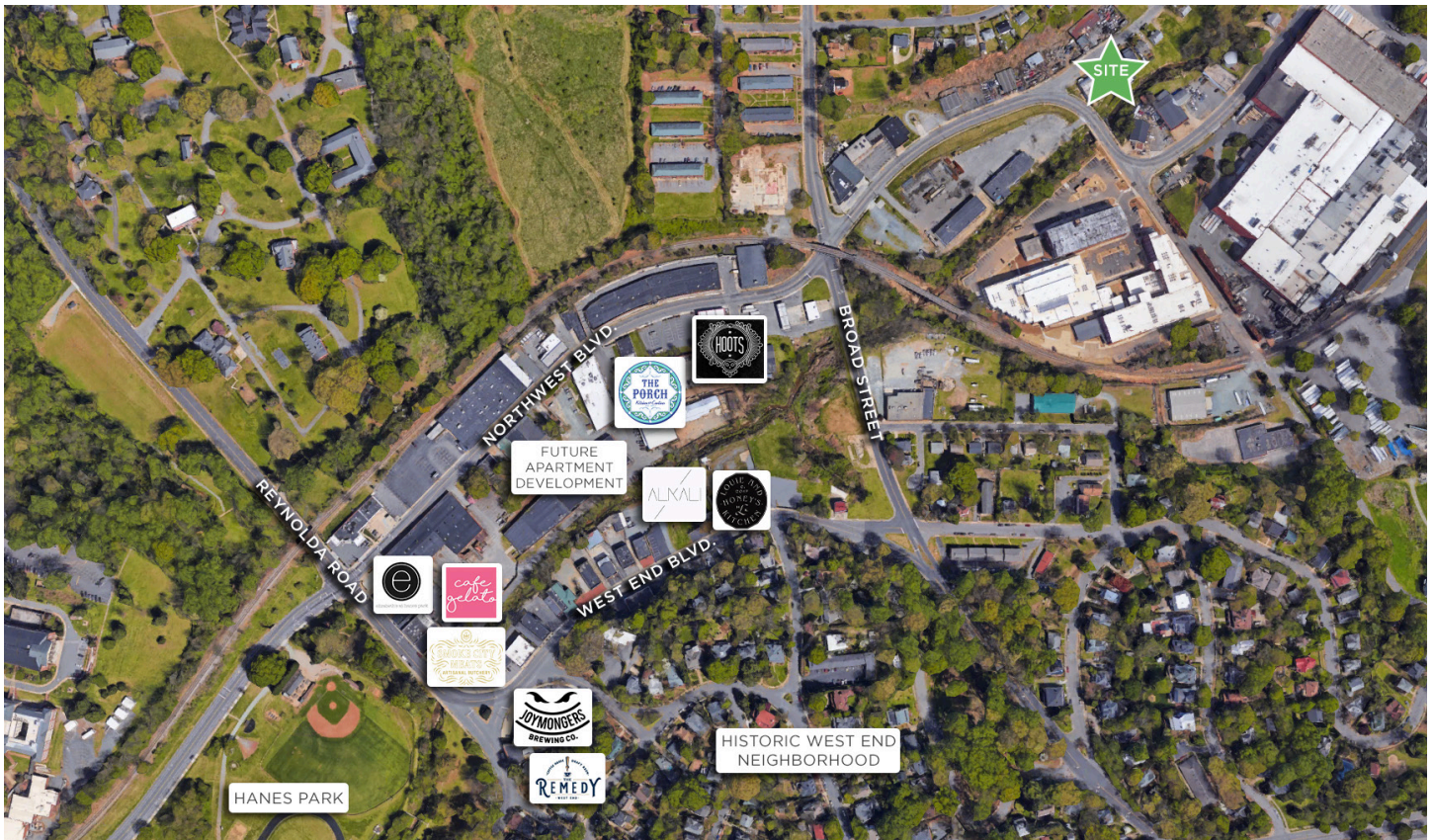


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## PROPERTY INFORMATION

PROPERTY TYPE	Industrial	PROPERTY SUBTYPE	Warehouse
AVAILABLE SF ±	14,646	RESTROOMS	1
YEAR BUILT	1930, 1950	ROOF	Metal, Flat
ZONING	GI	EXTERIOR	Metal, Masonry
TAX PIN	6825-99-2991	TAX LOT/BLOCK	0910C/018B

## PRICING & TERMS

LEASE RATE	\$9,000/Month	LEASE TYPE	Modified Gross
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