

4410 INDIANA AVENUE

FOR SALE/LEASE | WINSTON-SALEM, NC 27105

Linville | Team Partners

COMMERCIAL REAL ESTATE



PREMIER FLEX/INDUSTRIAL/WAREHOUSE SPACE

PROPERTY HIGHLIGHTS

PROPERTY TYPE	Flex/Industrial/Warehouse
AVAILABLE SF ±	21,244
SALE PRICE	\$1,650,000
LEASE RATE	\$6.95, NNN

DESCRIPTION

±21,244 SF flex building ideal for light manufacturing or warehouse— 2 docks, 1 drive-in door. This well-maintained and highly functional building features a 17–18' clear height and 277/480V 3-phase power. Also includes a controlled environment/clean workroom in the warehouse area. Situated on a 1.76-acre lot with ample parking. Can be delivered partially or fully conditioned. Four minutes to Wake Forest University, nine minutes to downtown Winston-Salem and 1.9 miles to US-52.



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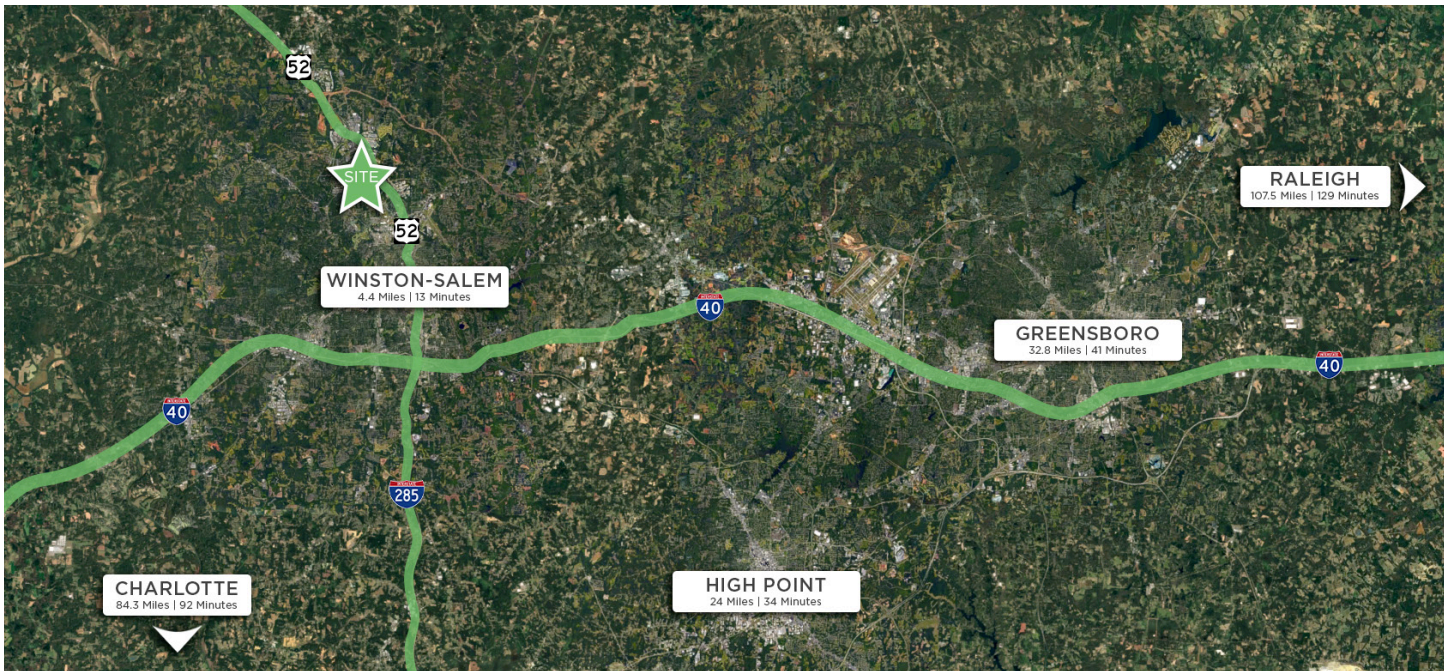
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PROPERTY INFORMATION

PROPERTY TYPE	Flex/Industrial/Warehouse	DOCK DOORS	2
BUILDING SF ±	21,244	DRIVE-INS	1
ACRES	1.76	CEILING HEIGHT	17–18'
YEAR BUILT	1984	ZONING	HB
PARKING	Available	TAX PIN	6827-65-9297

PRICING & TERMS

SALE PRICE	\$1,650,000	LEASE RATE	\$6.95, NNN
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DESCRIPTION

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