

3650 Patterson Avenue

Winston-Salem, NC 27105



Property Highlights

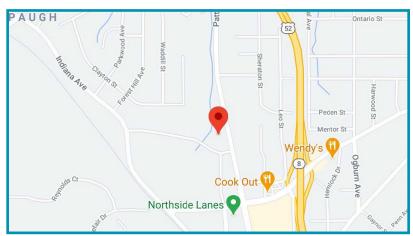
- Up to 4,000 to 13,260 SF Available
- · Dock-height door
- Established flex industrial building in close proximity to Highway 52
- Brick construction
- Sprinklered
- Parking up to 5 spaces per 1,000 SF
- Ceiling Height: 10' 15'

Seth Constable

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Ryan Conboy, SIOR

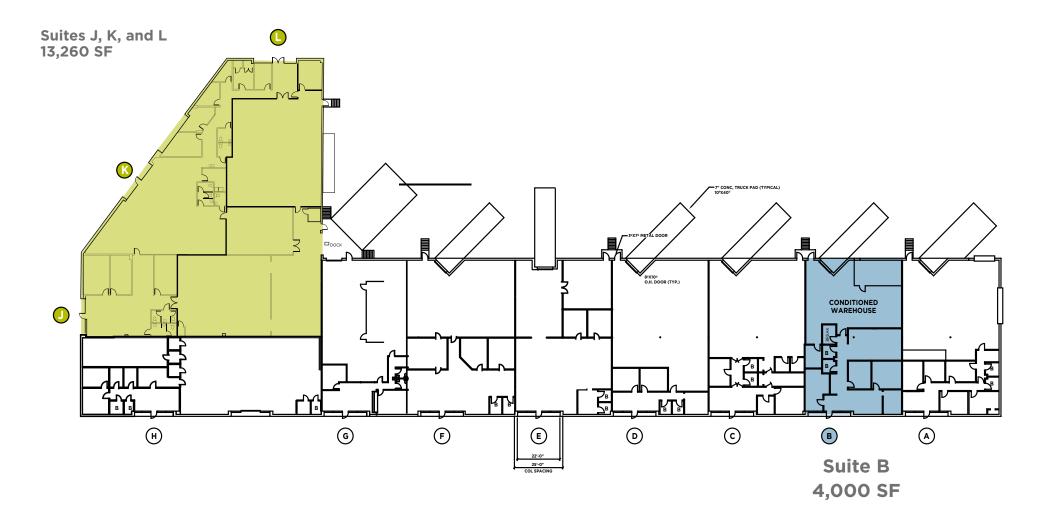
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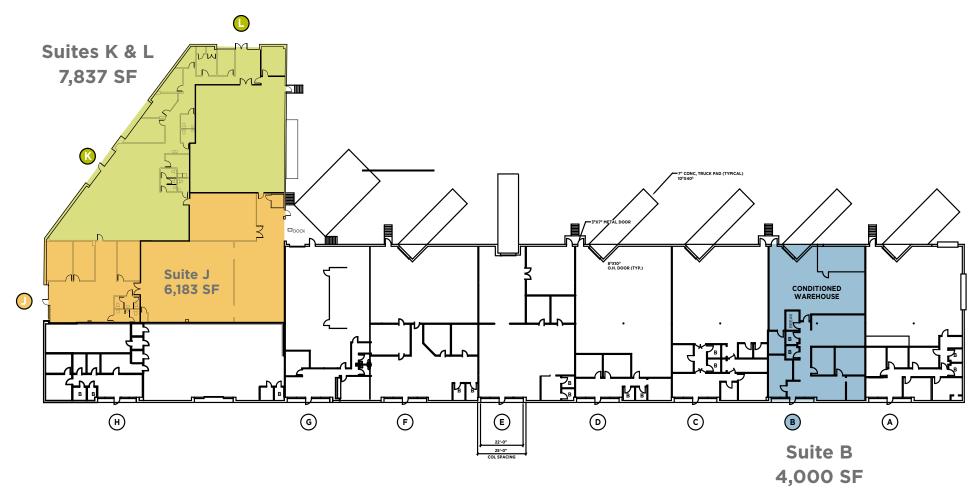
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CURRENT FLOORPLAN



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PROPOSED FLOORPLAN



The 13,260 SF in Suites J, K, and L can be demised down to ±6,183 SF and ±7,837 SF