

DISTRIBUTION WAREHOUSE FOR SUBLEASE



2655 ANNAPOLIS DR.

Winston-Salem, NC 27103



385,000 ± SF AVAILABLE



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DISTRIBUTION WAREHOUSE FOR SUBLEASE

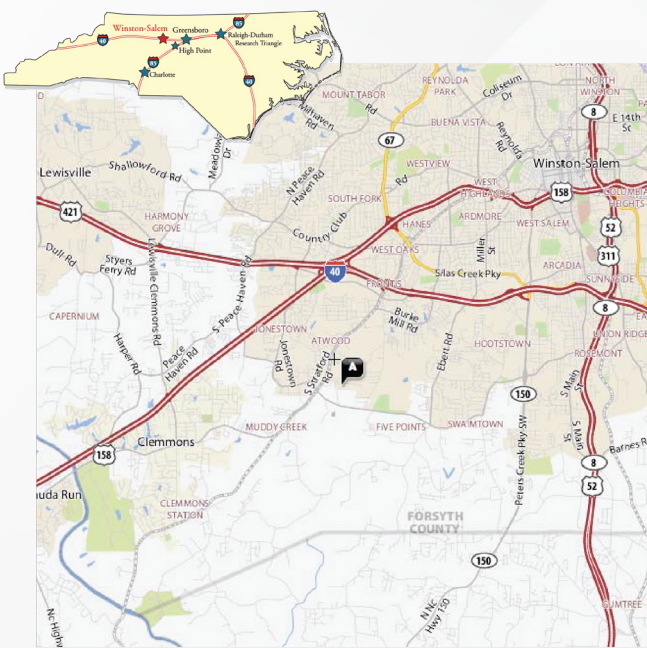
385,000 ±

2655 ANNAPOLIS DRIVE | WINSTON-SALEM, NC



PROPERTY DETAILS

Tax Block / Lot:	Forsyth County, NC Tax Block 3930A Lots 002, 001
Year Built:	1996
Building Type:	Steel frame, concrete block and metal panels
Site Area:	35.42 acres
Total SF:	385,000 +/-
Dimensions:	723' x 523'
Column Spacing:	60' x 65'
Clear Height:	40' clear
Office Area:	Approximately 22,000 sf finished office (11,000 sf per floor); 2,400 sf shipping office; other ancillary offices throughout building.
Sprinkler System:	100% Wet System .45/2,000 density, In-rack system to support racking. Upper office includes a dry riser system
Fire Protection:	Smoke curtains and hatches throughout building, 250,000 gallon on-site storage tank to support risers
Ventilation:	Mechanical louvers and wall mounted 10 x 10 Ruskin fans to support cross-ventilation
Warehouse Heating:	2 Powermatic heaters
Racking:	High Bay racking in place in roughly 1/3 of building
Dock Doors:	41- 9' x 10' dock height doors
Dock Levelers:	41 docks/doors with 6' mechanical levers (+2 for compacting)
Dock Apron:	60' concrete apron
Ground Level Doors:	1- 12' x 22' drive-in door, 1- 12' x 14' drive in door
Other Dock Equip:	Trailer locks on all slated dock doors
Warehouse Lighting:	High bay LED's w/ LED Emergency and motion sensors throughout
Roof:	22 gauge 9/16 galvanized form deck
Parking:	350 parking spaces
Zoning:	GI- General Industrial
Water / Sewer:	City of W-S
Gas:	Piedmont Natural Gas
Power:	Duke Power
Electrical:	Single and 3 phase with up-to 1200 amp service and multiple branch panels
Other:	-Expansion potential -Large graveled yard for trailer storage -Current configuration supports narrow aisle racking over 30'



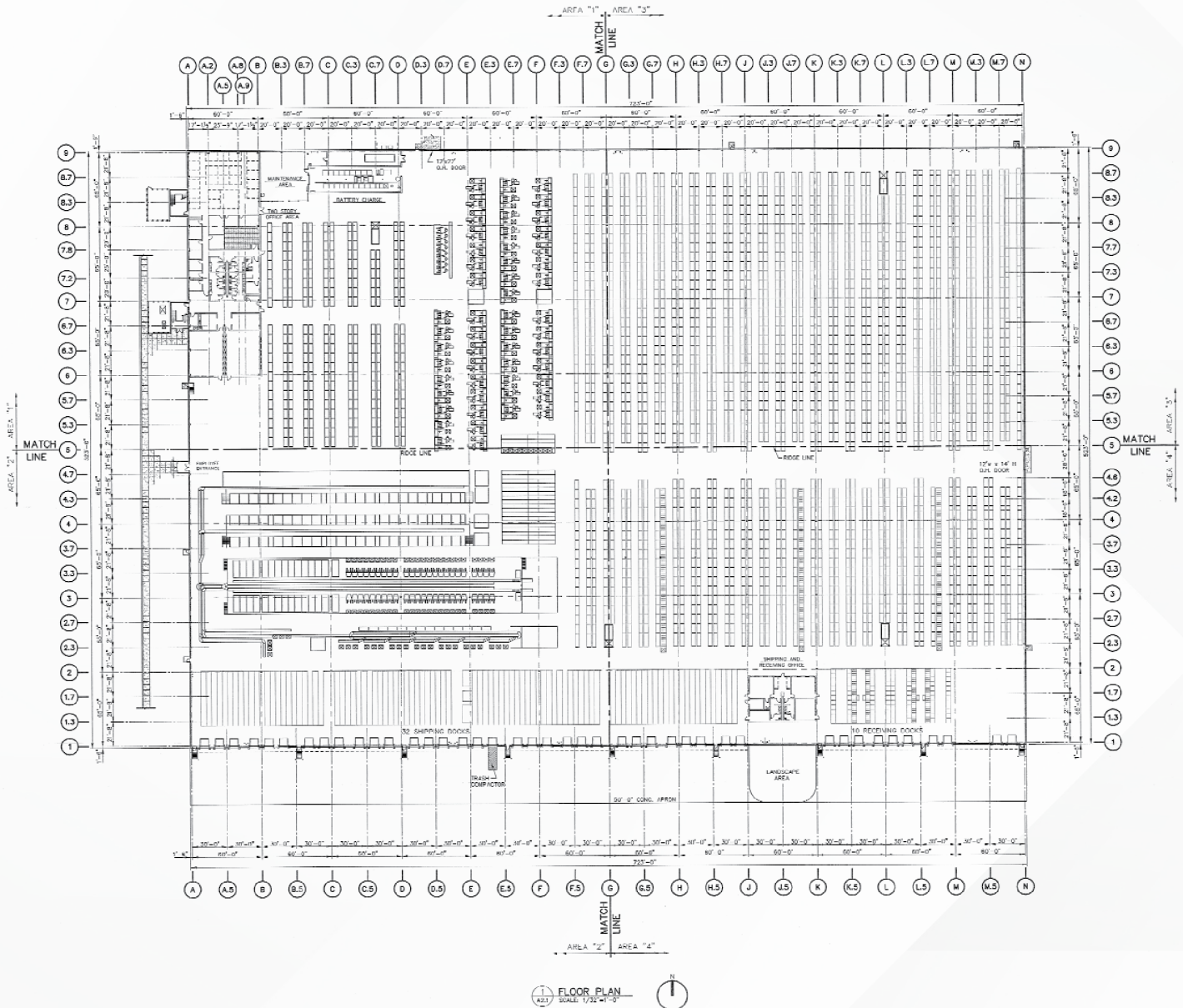
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FLOORPLAN

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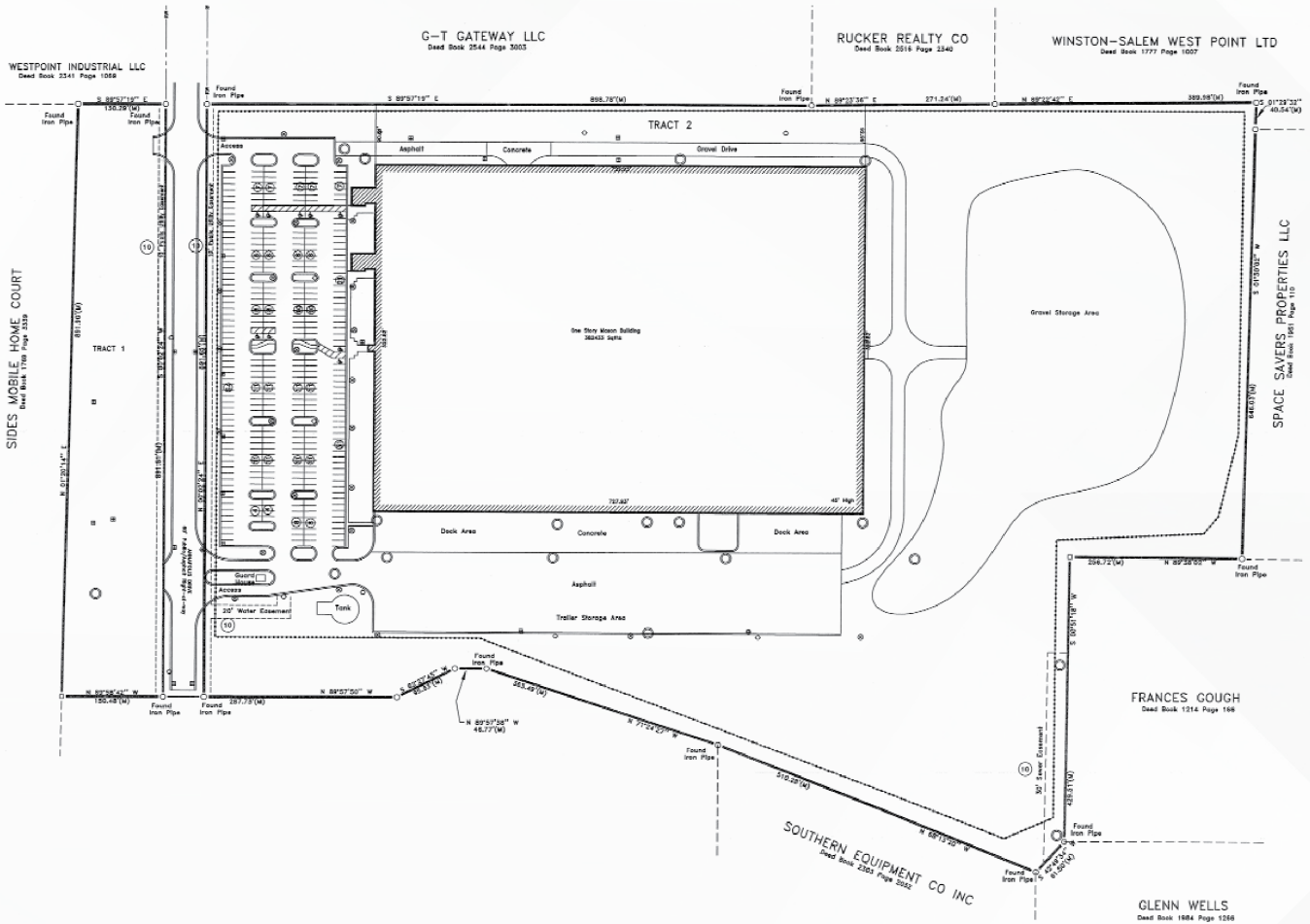
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SITE PLAN

SITE AREA: 35.42 ACRES



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