



AVAILABLE FOR SALE

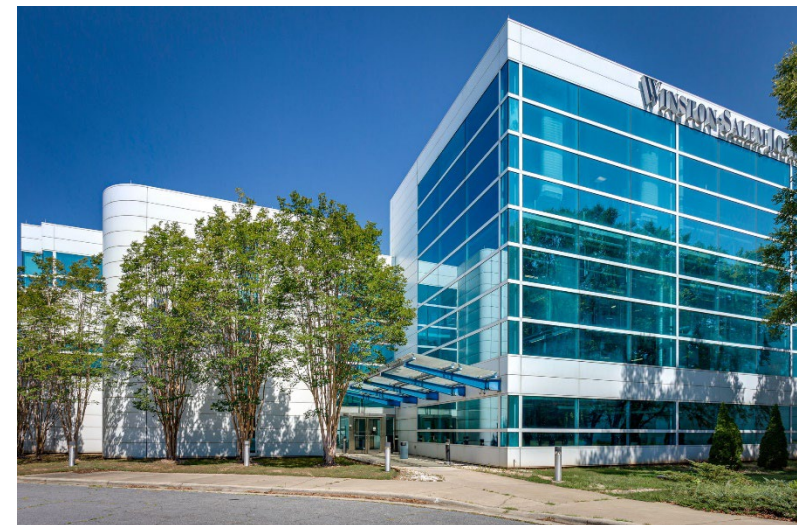
Property Highlights

- For Sale \$6,995,000
- +/- 144,446 SF
- 11.94 Acres
- Built in 1993
- Light Industrial (LI) Zoning
- Six (6) Dock Height Loading Doors
- 28'-40' warehouse ceiling clear height
- EFSR sprinkler system
- Heavy electrical service for production/manufacturing uses
- Fully conditioned warehouse area
- City water and sewer services
- Modern concrete and glass façade construction
- Multiple covered loading positions for vans and box trucks

Bobby Finch
Executive Managing Director
+1 336 812 3303
bobby.finch@cushwake.com

Jason Ofsanko, SIOR
Managing Director
+1 336 812 3300
jason.ofsanko@cushwake.com

628 Green Valley Road, Ste. 202
Greensboro, NC 27408
Main +1 336 668 9999
Fax +1 336 668 0888
cushmanwakefield.com

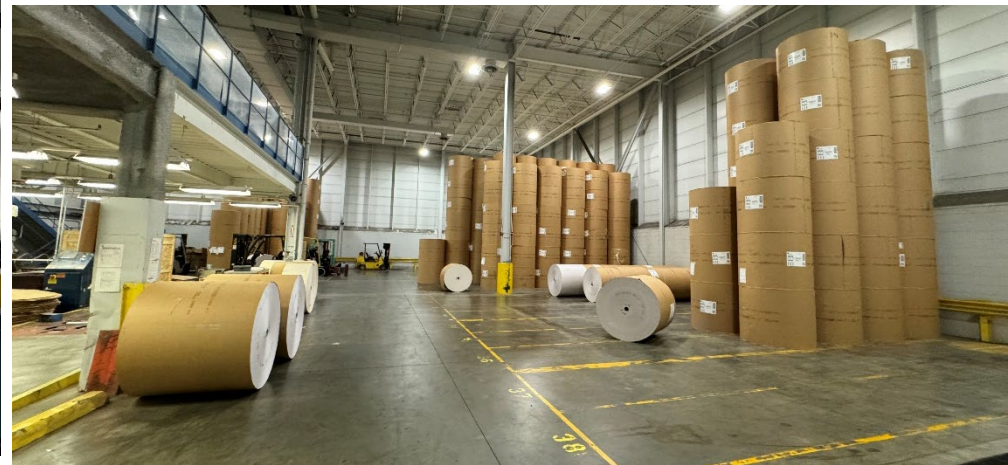
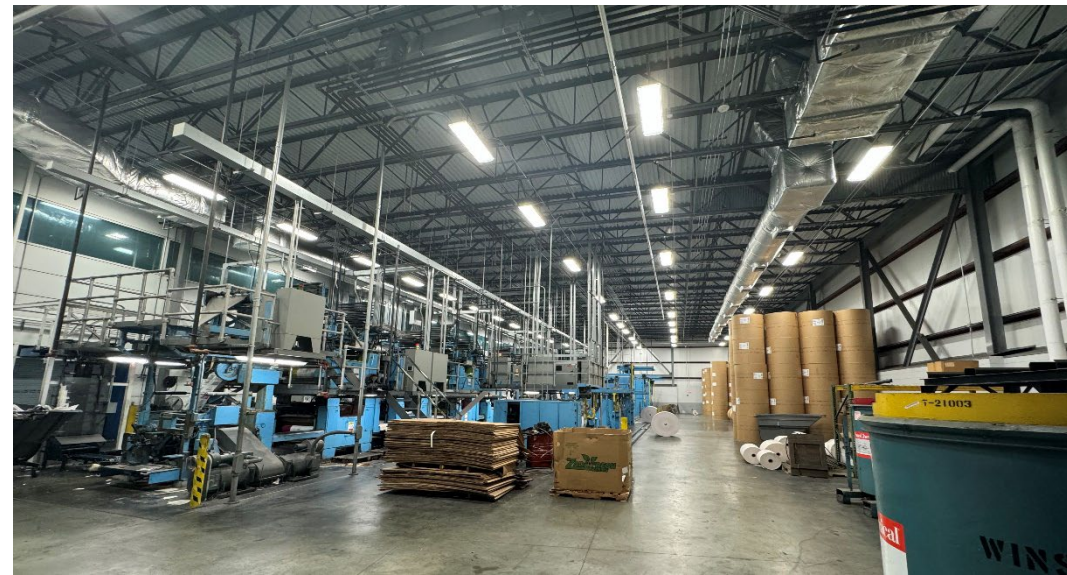
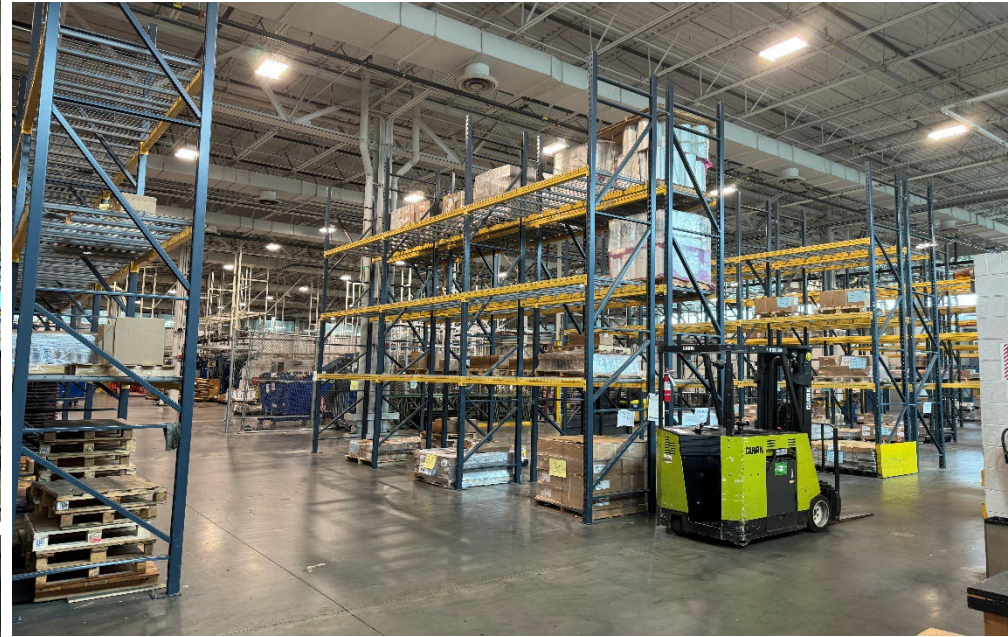
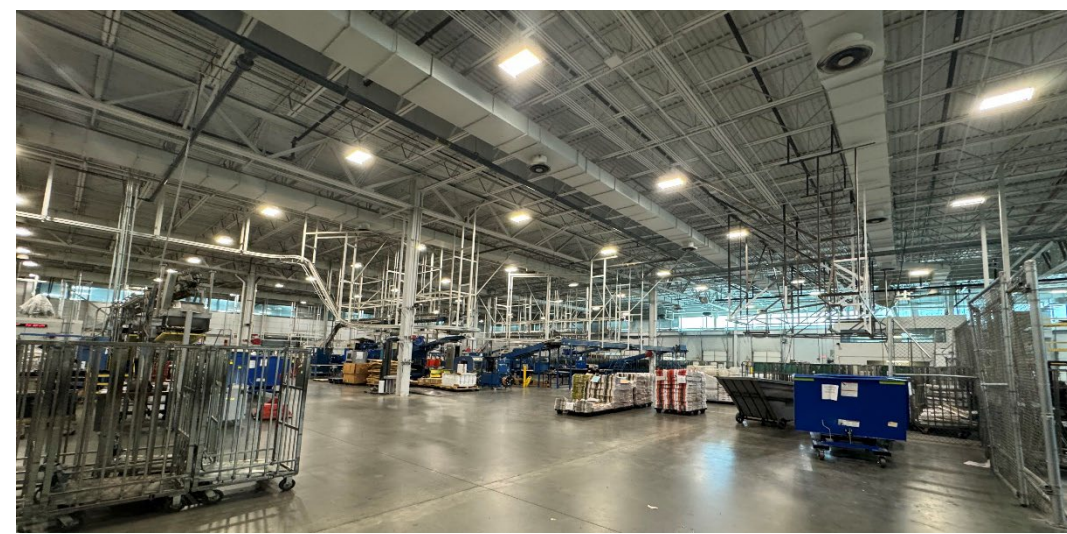




Bobby Finch
Executive Managing Director
+1 336 812 3303
bobby.finch@cushwake.com

Jason Ofsanko, SIOR
Managing Director
+1 336 812 3300
jason.ofsanko@cushwake.com

628 Green Valley Road, Ste. 202
Greensboro, NC 27408
Main +1 336 668 9999
Fax +1 336 668 0888
cushmanwakefield.com



Bobby Finch
Executive Managing Director
+1 336 812 3303
bobby.finch@cushwake.com

Jason Ofsanko, SIOR
Managing Director
+1 336 812 3300
jason.ofsanko@cushwake.com

628 Green Valley Road, Ste. 202
Greensboro, NC 27408
Main +1 336 668 9999
Fax +1 336 668 0888
cushmanwakefield.com



2051 E 5th Street
Winston Salem, NC 27101

PROPERTY
PROXIMITY

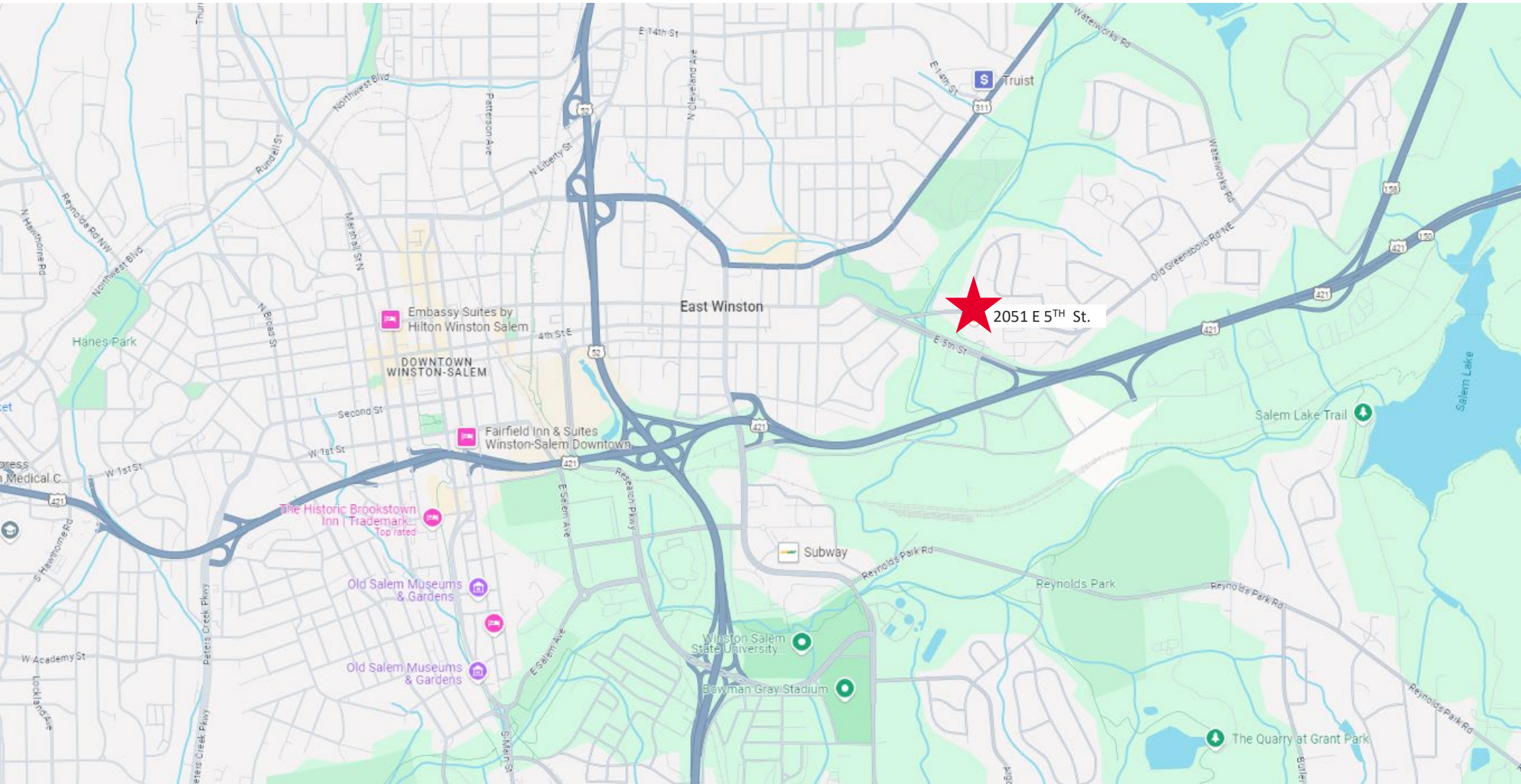
DOWNTOWN WINSTON-SALEM



Bobby Finch
Executive Managing Director
+1 336 812 3303
bobby.finch@cushwake.com

Jason Ofsanko, SIOR
Managing Director
+1 336 812 3300
jason.ofsanko@cushwake.com

628 Green Valley Road, Ste. 202
Greensboro, NC 27408
Main +1 336 668 9999
Fax +1 336 668 0888
cushmanwakefield.com



Bobby Finch
Executive Managing Director
+1 336 812 3303
bobby.finch@cushwake.com

Jason Ofsanko, SIOR
Managing Director
+1 336 812 3300
jason.ofsanko@cushwake.com

628 Green Valley Road, Ste. 202
Greensboro, NC 27408
Main +1 336 668 9999
Fax +1 336 668 0888
cushmanwakefield.com