

Price Reduced!



S Stratford Rd



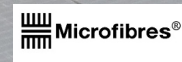
Viceroy Drive

Alexander Equipment
Alexander South

PERFORMANCE
SPECIALTIES



Kimwell Drive



INDUSTRIAL FOR SALE
+/- 300,000 SF, STRATFORD INDUSTRIAL PARK
WINSTON-SALEM, NC 27103

Ladd Freeman & Abner Wright
O: 336-768-4410
ladd@freemancommercial.com
abner@freemancommercial.com



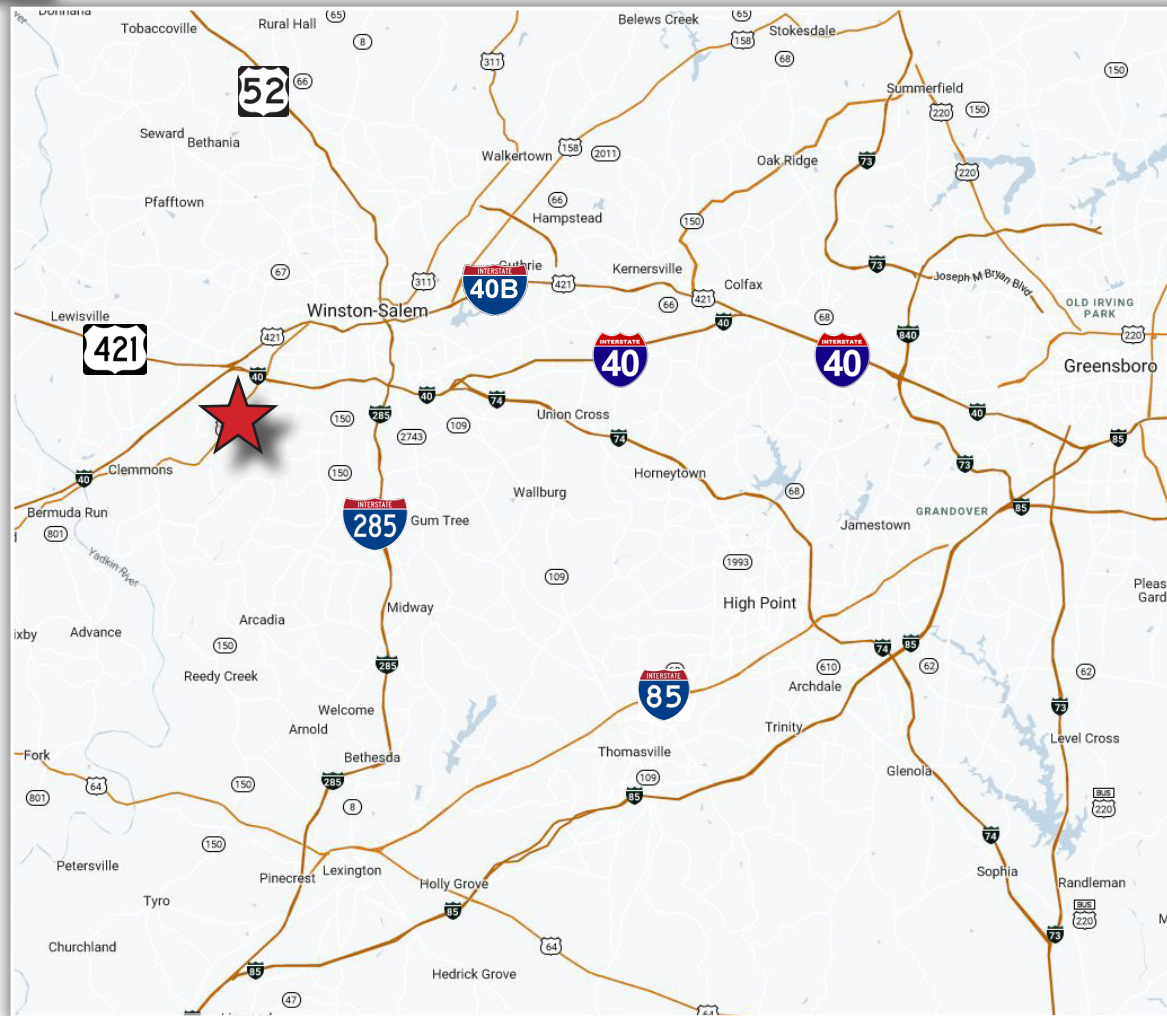
Ladd Freeman
336-768-4410
ladd@freemancommercial.com

Abner Wright
336-692-4422
abner@freemancommercial.com

PROPERTY SUMMARY

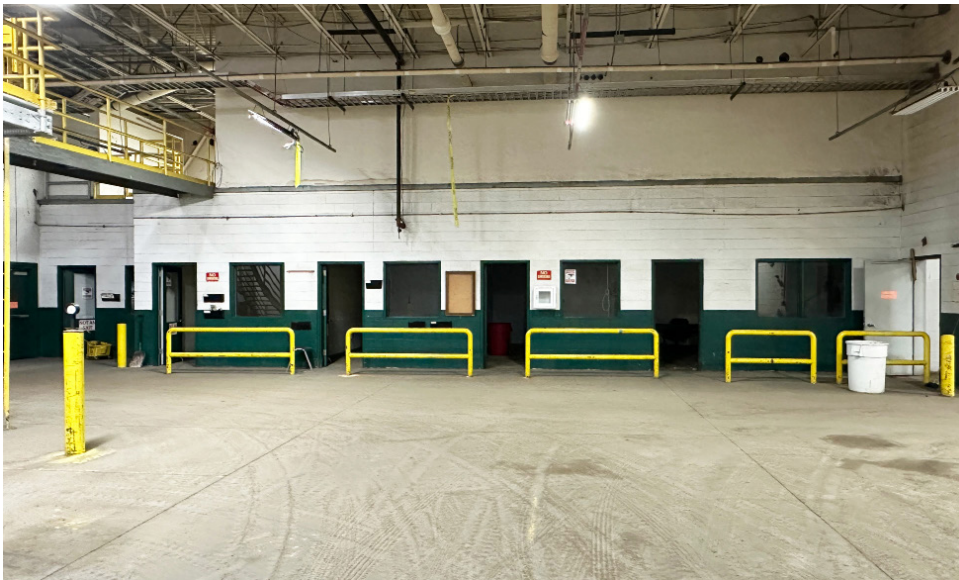
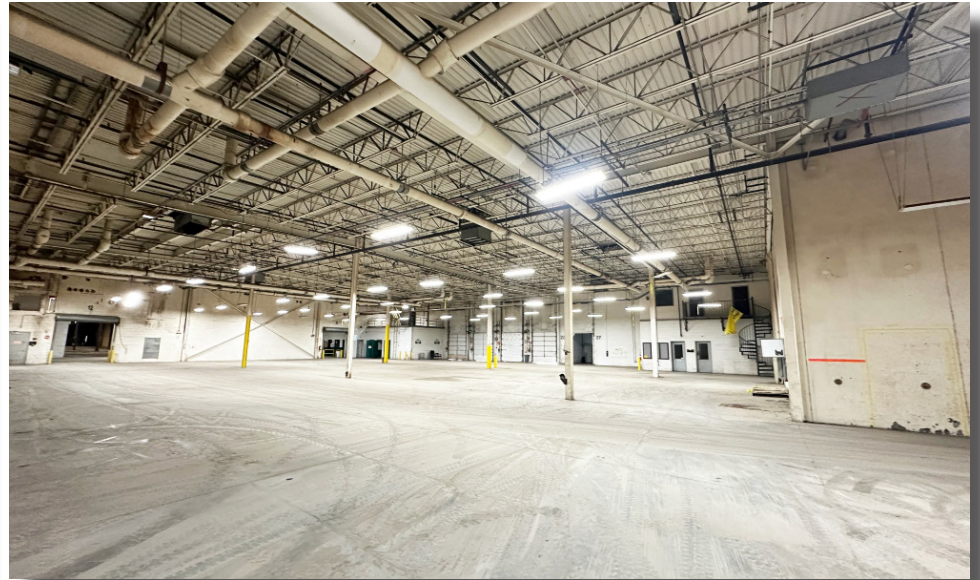
- +/- 300,000 SF Industrial building for sale
- +/- 10.247 AC
- Zoned GI - Industrial
- +/- 23,000 SF Office Space
- T-8 Lighting
- 13 dock doors, 5 drive-in doors
- Heavy power (15,000 volts), gas, sewer and water
- Ceiling height 21'10" & 23'2" clear
- Fully Sprinkled
- Forsyth County Water & Sewer
- Duke Energy
- Piedmont Natural Gas
- 3811 Kimwell Drive
Winston Salem, NC 27103

SALE PRICE: ~~\$9,050,000~~ **\$6,750,000**



No warranty or representation is made to the accuracy of the information contained herein. All information is subject to change or withdrawal. No liability is assumed for any inaccuracy of any information.

INTERIOR

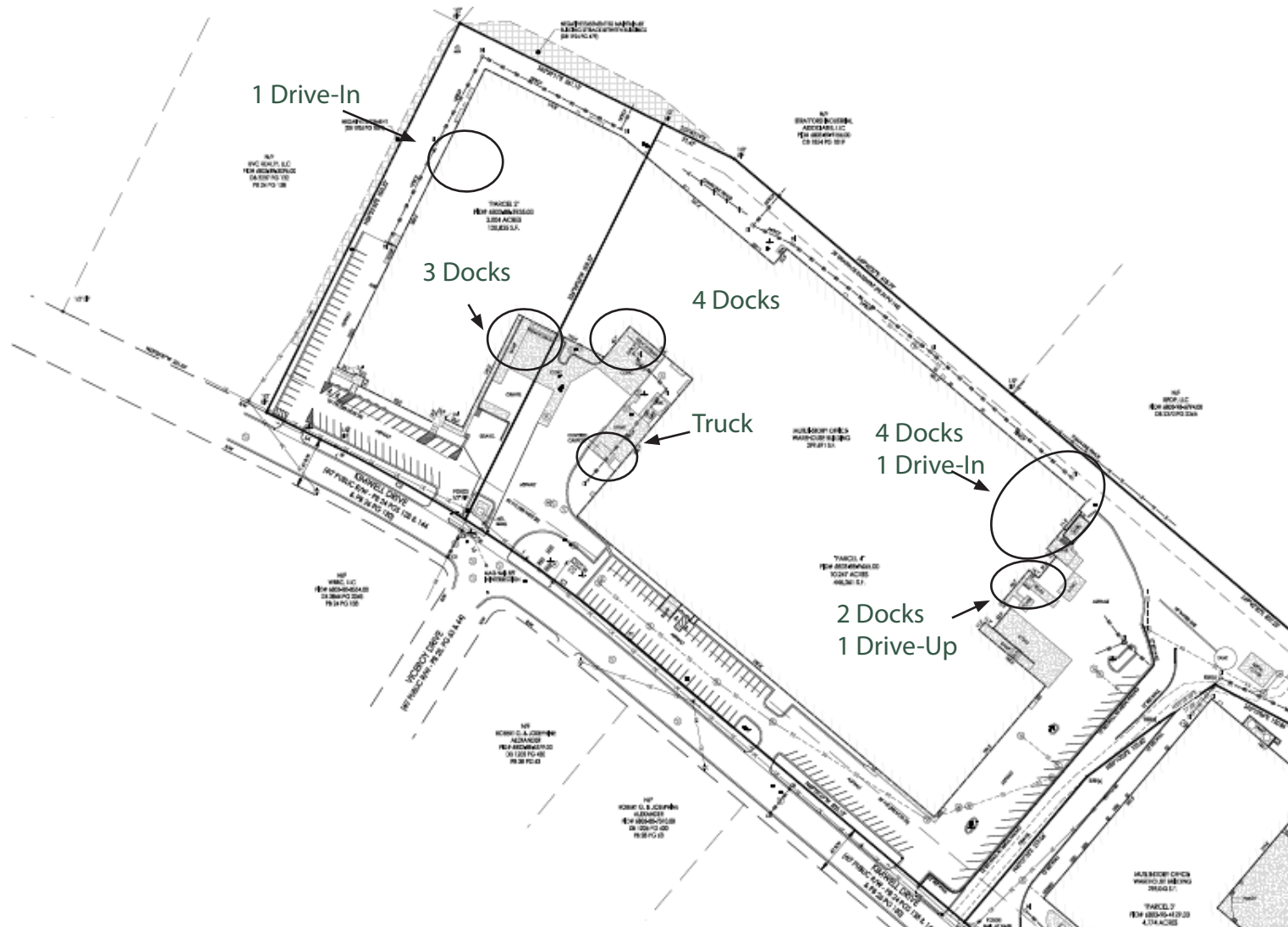


THREE INTERIOR TRANSFORMER MEZZANINES

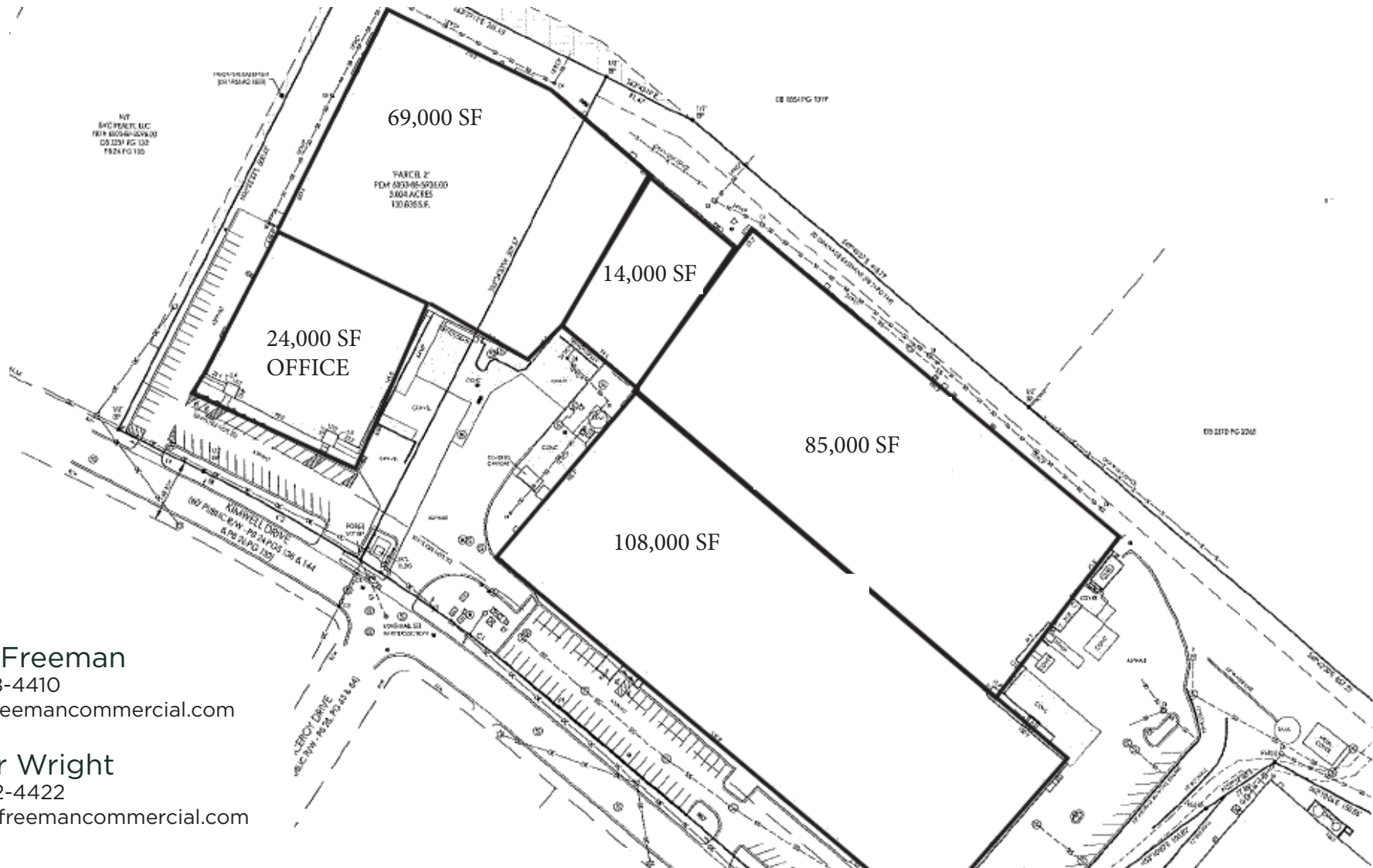


FULLY SPRINKLED/AMPLE GAS AVAILABLE





PROPOSED FLOOR PLAN



Ladd Freeman
336-768-4410
ladd@freemancommercial.com

Abner Wright
336-692-4422
abner@freemancommercial.com