



## WAREHOUSE FOR LEASE

209 Mercantile Drive  
Winston-Salem, NC 27105

### Property Highlights

- 35,525 +/- SF warehouse on 4.84 +/- acres
- Secure and well maintained business park
- Ideal for a variety of uses
- Ample on-site parking
- Direct Access to Hwy 52 (I-74 Corridor) & University Parkway. Easy access to downtown Winston-Salem, Greensboro PTI Airport, Salem Parkway and By-Pass I-40
- Lease Rate: \$6.00 PSF NNN



For More Information:

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**Specifications**

209 Mercantile Drive  
 Winston-Salem, NC 27105  
 Lease Rate: \$6.00 PSF NNN

Man./Warehouse Space..... 35,525 +/-  
 Office Space.....  
 Site Acreage..... 4.84 +/- AC  
 Zoning..... General Business

**CONSTRUCTION**

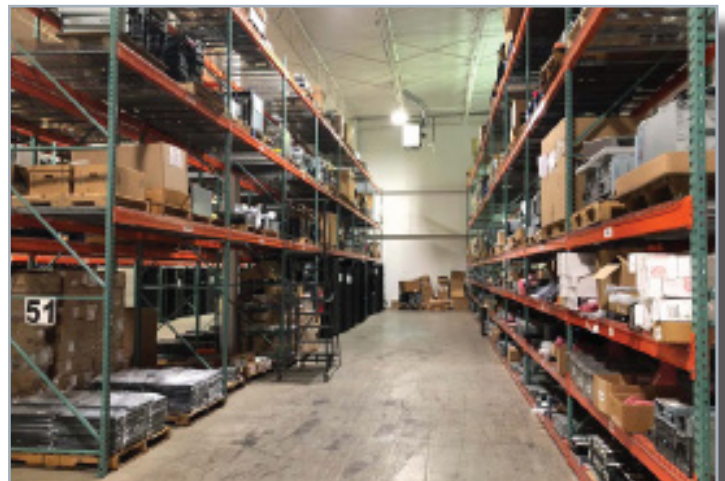
Year Built..... 2001  
 Ceiling Height..... 25'-27'  
 Floors..... Reinforced Concrete  
 Walls..... Masonry  
 Roof..... Rubber Membrane  
 Tenancy..... Single

**UTILITIES/MECHANICAL**

Water/Sewer..... City of W-S  
 Electric..... Duke Power  
 Natural Gas..... Piedmont Natural Gas  
 Heat..... Piedmont Natural Gas  
 AC..... Chiller System  
 Sprinkler System..... None  
 Lighting..... Fluorescent & Mercury

**TRANSPORTION/PARKING**

Dock High Doors..... Two (8x10)  
 Drive-In Doors..... One (10x10)  
 On-Site Parking..... Ample



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