

# FREEMAN

COMMERCIAL REAL ESTATE



DOWNTOWN  
WINSTON-SALEM

Thomasville Rd/Hwy 109



GREENSBORO  
15+/- MILES



**FOR SALE/LEASE**

**FLEX/INDUSTRIAL, I-40 & HWY 109**  
**2+/- AC, 22,100 +/- SF | WINSTON-SALEM, NC**

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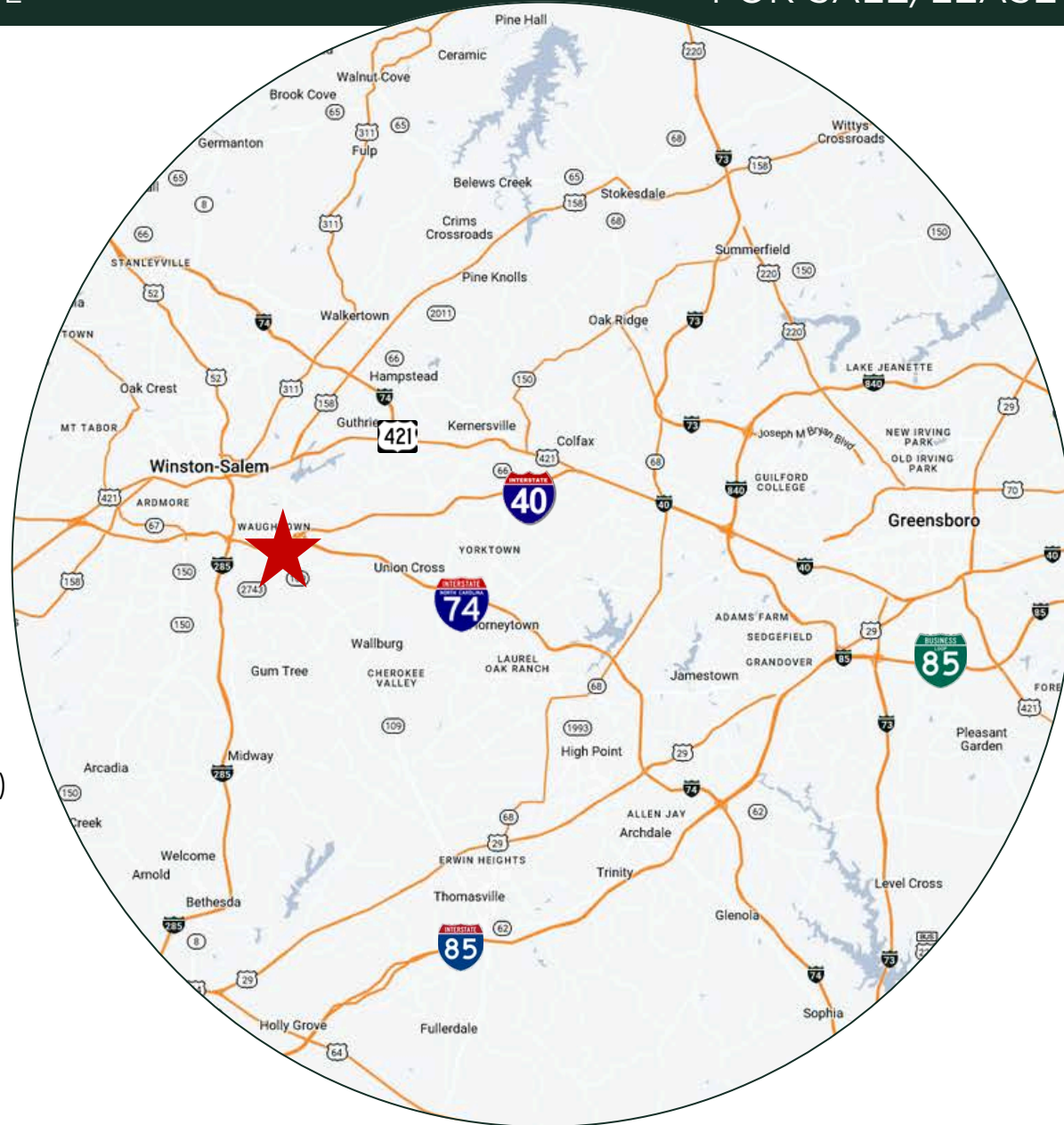
## PROPERTY SUMMARY

3425 Thomasville Road  
Winston-Salem, NC 27107

County: Forsyth  
Parcel Size: 2 AC  
Building Size: 503 +/- SF Office  
21,350 SF Warehouse  
Zoning: GI

## HIGHLIGHTS

- Building is fully conditioned
- Conveniently located just off I-40
- 225+/- ft of road frontage on Thomasville Rd.
- 4 Drive-In Docks, Building Front (10.5' x 10.5')  
5 Drive-In Docks, Building Rear (10.5' x 10.5')
- Billboard leased by Fairway Advertising,  
additional price not included in listing price
- Lease Rate: \$5.00/PSF  
Sale Price: \$850,000



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