

FREEMAN

COMMERCIAL REAL ESTATE

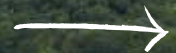


DOWNTOWN
WINSTON-SALEM

Thomasville Rd/Hwy 109



GREENSBORO
15+/- MILES



FOR SALE/LEASE

FLEX/INDUSTRIAL, I-40 & HWY 109
2.14+/- AC, 22,000 +/- SF | WINSTON-SALEM, NC

JAY LUKE & WILL NASON
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PROPERTY SUMMARY

3425 Thomasville Road
Winston-Salem, NC 27107

County: Forsyth
 Parcel Size: 2.14 +/- AC
 Building Size: 503 +/- SF Office
 22,000 +/- SF Warehouse
 Zoning: HB/GI
 Lease Rate: \$8.00/PSF, NNN
 Sale Price: \$1,600,000

HIGHLIGHTS

- 4 Drive-In Doors, Building Front (10.5' x 10.5')
- 5 Drive-In Doors, Building Rear (10.5' x 10.5')
- Fully conditioned building located less than 1/2 mile from I-40 interchange
- 225 +/- ft of road frontage on Thomasville Rd.
- Billboard on Subject Property is leased by Fairway Outdoor Advertising. The billboard lease will be assigned to Buyer at Closing.
- Seller will require Deed Restriction at Closing, restricting the sale of building supplies on or within subject property.



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