



FOR LEASE

WELL LOCATED WAREHOUSES AVAILABLE, STRATFORD RD.

191 BUDD BOULEVARD - 52,790 +/- SF AVAILABLE  
199 BUDD BOULEVARD - 57,600 +/- SF AVAILABLE

**FREEMAN** | COMMERCIAL REAL ESTATE

ABNER WRIGHT  
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## BUDD BLVD. INDUSTRIAL

### 2 BUILDINGS FOR LEASE

#### 191 BUDD BLVD.

52,790 +/- SF AVAILABLE  
(warehouse & office)

#### 199 BUDD BLVD.

57,600 +/- SF AVAILABLE  
(warehouse & office)

Budd Blvd Industrial Park is ideally situated in Winston-Salem, providing easy access to interstates, population hubs, and airports. With direct access to Interstate 40, this thriving commercial corridor connects to Highways 421, 52, I-285, I-74, and more. The Piedmont Triad International Airport is conveniently located less than 30 miles away, enhancing logistical efficiency. Furthermore, several ports that facilitate trans-Atlantic freight are within a day's drive.

Winston-Salem has become a focal point for distribution, logistics, and manufacturing tenants, driven by the Piedmont Triad region's prime location in North Carolina. The area boasts robust infrastructure and exceptional access to a skilled labor force, making it an attractive destination for businesses looking to thrive in manufacturing and logistics.





## 191 BUDD BOULEVARD WINSTON-SALEM, NC 27103

+ PROPERTY TYPE	Industrial/Warehouse
+ AVAILABLE SF+/-	52,790 +/- SF (49,610 SF warehouse/3,180 SF office)
+ ZONING	GI
+ CLEAR HEIGHT	24'
+ DOCK DOORS	7
+ DRIVE-IN DOORS	1
+ SPRINKLED	ESFR
+ HEAT SOURCE	GAS
+ POWER	3 PHASE, 840 AMPS
+ LEASE RATE	\$7.00/NNN

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## 199 BUDD BOULEVARD WINSTON-SALEM, NC 27103

+ PROPERTY TYPE	Industrial/Warehouse
+ AVAILABLE SF+/-	57,600 +/- SF (53,855 SF warehouse/3,745 SF office)
+ ZONING	GI
+ CLEAR HEIGHT	24' at eaves, 39' at peak
+ DOCK DOORS	7
+ DRIVE-IN DOORS	1
+ SPRINKLED	ESFR
+ HEAT SOURCE	GAS
+ POWER	3 PHASE, 320 AMPS
+ LEASE RATE	\$7.00/NNN

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