



Downtown  
Winston-Salem

NC School  
of the Arts

Sunnyside Avenue

FOR LEASE

FLEX WAREHOUSE WITH OFFICE

2101 SUNNYSIDE AVENUE | WINSTON-SALEM, NC

Lee Chewning & Abner Wright

**FREEMAN** | COMMERCIAL REAL ESTATE

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## PROPERTY SUMMARY

2101 Sunnyside Avenue  
Winston-Salem, NC 27127

BLDG SIZE: 12,300 +/- SF (warehouse & conditioned office)  
LAND AREA: .51 +/- AC  
ZONING: LI (Light Industrial)  
LEASE RATE: \$7.00/PSF NNN

## HIGHLIGHTS

- 12,300 SF warehouse & conditioned office space with recent upgrades
- Fenced parking and laydown yard
- 5 rollup/drive-in doors
- Box truck (2 foot) dock
- Convenient to downtown Winston-Salem and NC School of the Arts with easy access to I-40 & Hwy 52



### DEMOGRAPHICS

	3 MILES	5 MILES	7 MILES
POPULATION	70,677	150,111	243,227
HOUSEHOLDS	30,592	61,363	100,584
TOTAL BUSINESSES	3,826	6,990	9,660

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1255 CREEKSHIRE WAY SUITE 200 WINSTON-SALEM NC 27103 | [WWW.FREEMANCOMMERCIAL.COM](http://WWW.FREEMANCOMMERCIAL.COM)

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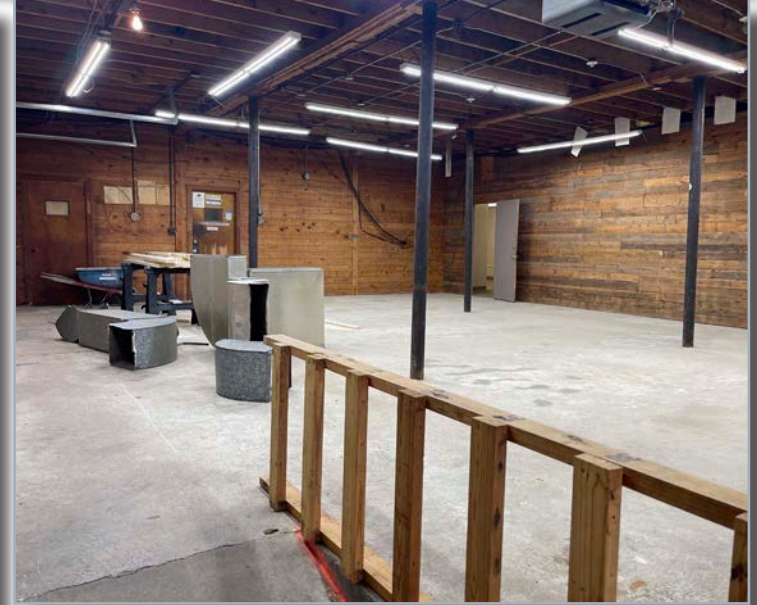
Building Front



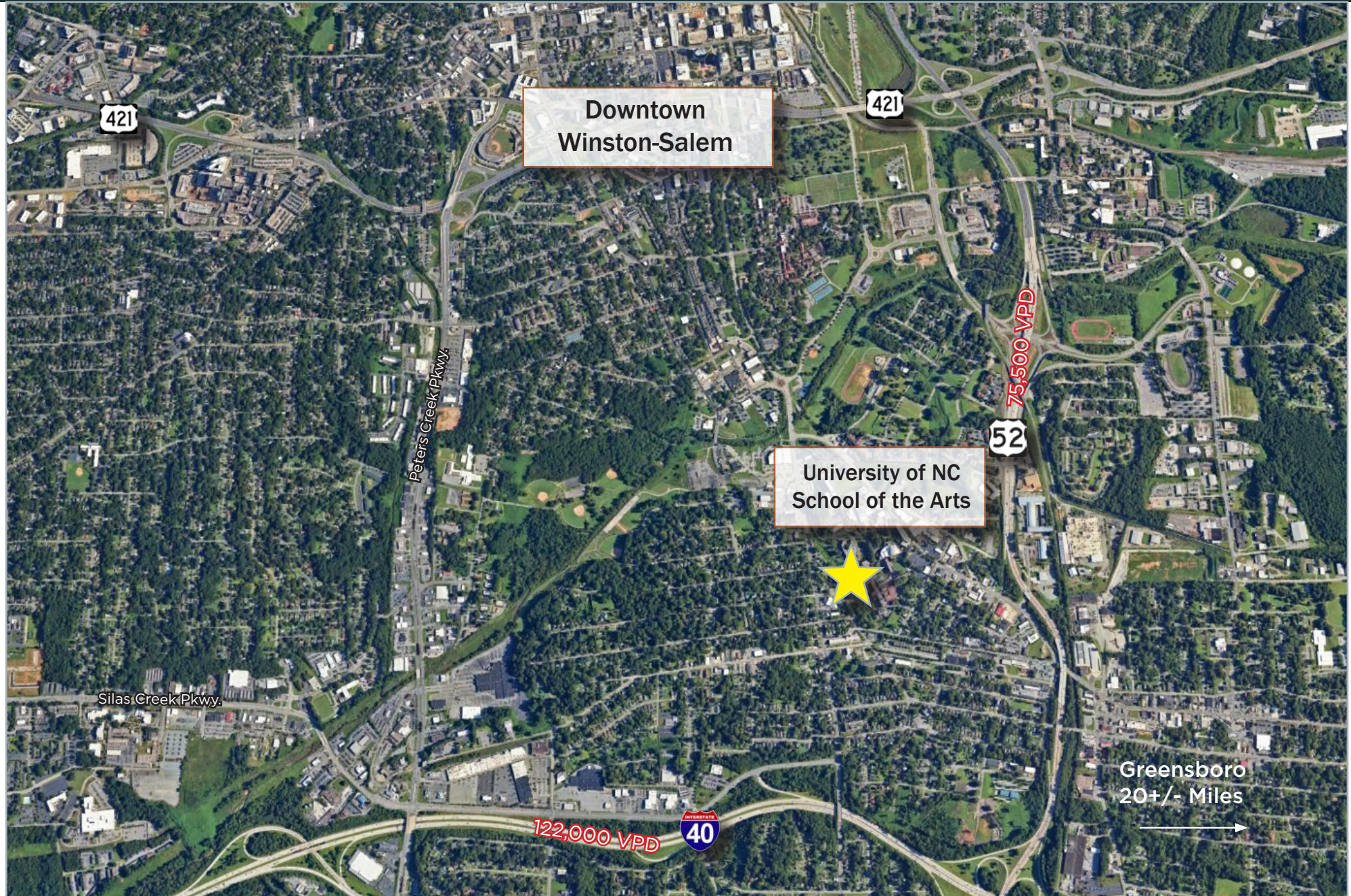
Roll-Up Doors



Dock Door







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