

WELL LOCATED WAREHOUSES AVAILABLE, STRATFORD RD.

ABNER WRIGHT LEE CHEWNING

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

FREEMAN | COMMERCIAL REAL ESTATE

336-768-4410 abner@freemancommercial.com 336-655-8063 lee@freemancommercial.com

### **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** ORDINARY HAZARD WET SYSTEM

+ **HEAT SOURCE** GAS

+ POWER 3 PHASE, 840 AMPS

+ LEASE RATE \$7.00/NNN

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#### LEE CHEWNING

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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 21.5' at eaves, 27.5' at peak

+ DOCK DOORS 7

+ DRIVE-IN DOORS 1

+ SPRINKLED ORDINARY HAZARD WET SYSTEM

+ HEAT SOURCE GAS

**+ POWER** 3 PHASE, 320 AMPS

+ LEASE RATE \$7.00/NNN

#### **ABNER WRIGHT**

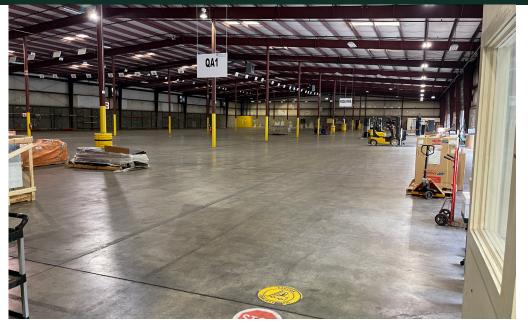
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