

FOR LEASE

Forum Pkwy.

Forum 52
Business Park

Bethania Rural Hall Rd. 13,900 VPD



55,700 VPD



WELL LOCATED FLEX/INDUSTRIAL,
FULLY CONDITIONED WAREHOUSE
9,800 +/- SF | RURAL HALL, NC

FREEMAN | COMMERCIAL REAL ESTATE

1255 CREEKSHIRE WAY WINSTON-SALEM, NC 27103 | 336.768.4410 | www.freemancommercial.com

JAY LUKE
O: 336.768.4410

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PROPERTY OVERVIEW

465 FORUM PARKWAY RURAL HALL, NC 27045

AVAILABLE SF	9,800+/- SF <i>Finished Office: 3,500 SF</i> <i>Conditioned Warehouse: 6,300 SF</i>
ACRES	1.03+/- AC
ZONING	General Industrial
LEASE RATE	\$10.00/PSF, NNN

- FULLY CONDITIONED Warehouse
 - 10x12 Drive-In Door
 - Warehouse Clear Height 14'7" to 10'
 - Column Spacing: 30'
 - 2 Restrooms
- Office ceiling height: 9'5"
- Well located within Forum 52 Business Park, subject site has easy access to the new Northern Beltway for favorable connectivity.

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WINSTON-SALEM NORTHERN BELTWAY



LOCATION INSIGHT

Greensboro.....	30+/- miles
Charlotte.....	90+/- miles
Raleigh.....	100+/- miles
 Piedmont Triad Intl.....	30+/- miles

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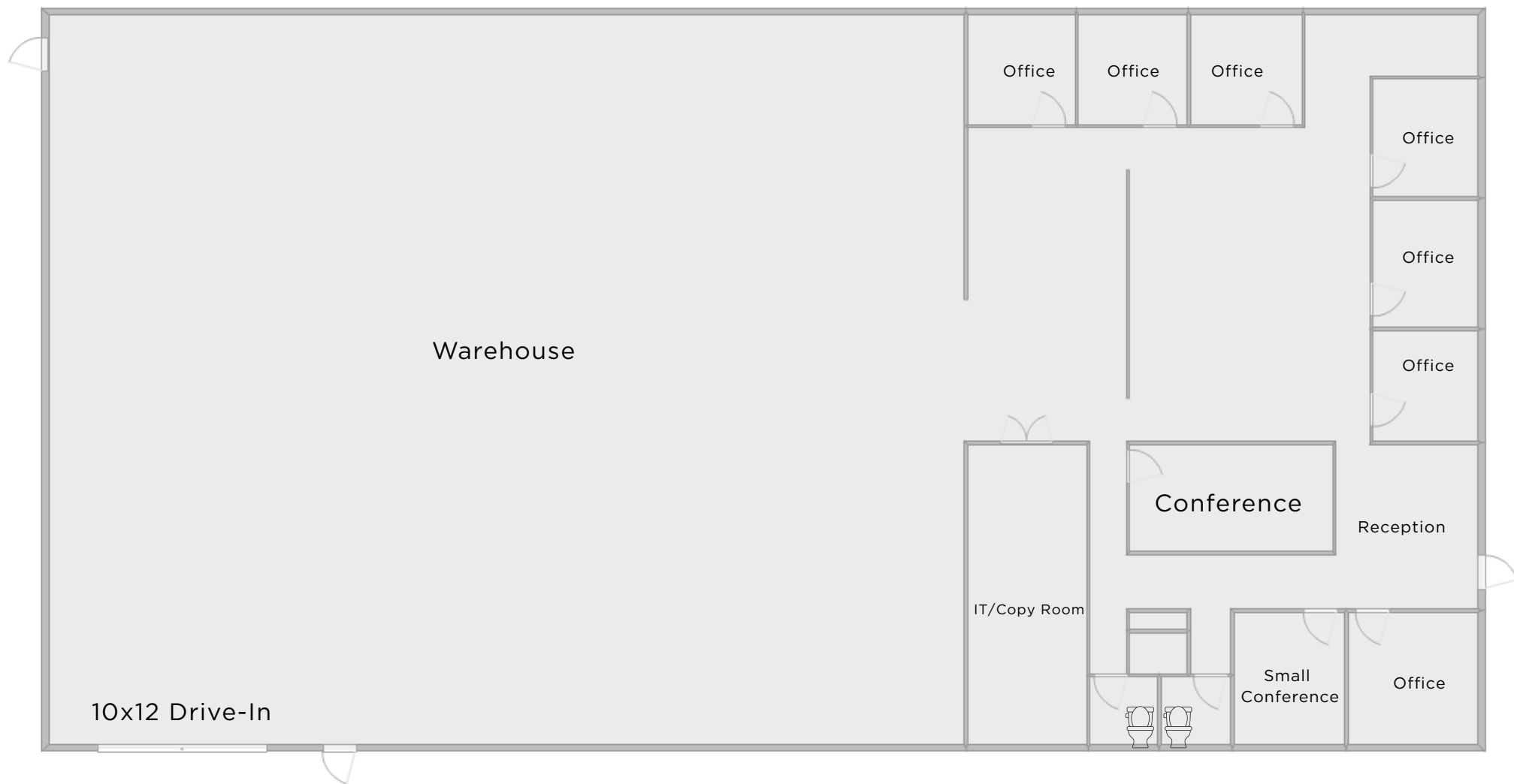
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465 FORUM PARKWAY
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FLOOR PLAN - 9,800 +/- SF



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