

FOR SALE

STRATFORD INDUSTRIAL PARK

- + 300,000+/- SF Industrial/MFG
- + Well located industrial within 2 miles of I-40



INDUSTRIAL FOR SALE

3811 KIMWELL DRIVE | WINSTON-SALEM, NC

FREEMAN | COMMERCIAL REAL ESTATE

LADD FREEMAN & ABNER WRIGHT

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PROPERTY OVERVIEW

FOR SALE

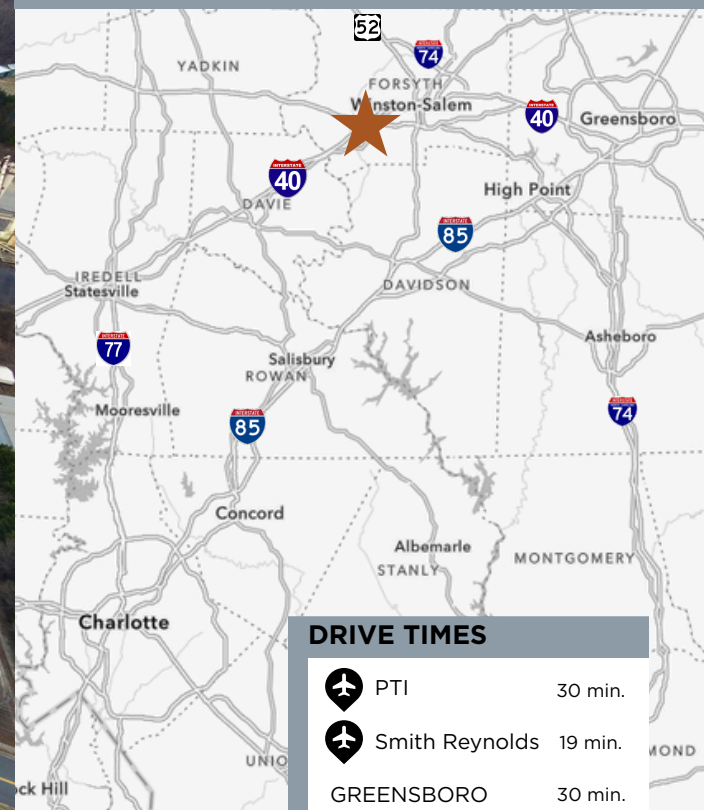
TOTAL BUILDING SF	300,000 +/- SF	DOCK DOORS	13
ACRES	13.25 +/- AC	DRIVE-IN DOORS	5
PROPERTY TYPE	Industrial/MFG	CEILING HEIGHT	21'10"/23'2" clear
ZONING	GI	POWER	15,000 volts
SALES PRICE	\$6,750,000	SPRINKLED	Yes

**3811 KIMWELL DRIVE
WINSTON-SALEM, NC 27103**

- Total square footage includes 23,000 sf office
- T-8 Lighting
- Heavy power (Duke Energy), gas (Piedmont Natural Gas), sewer and water (Forsyth County)
- Three interior transformer mezzanines



LOCATION



DRIVE TIMES

 PTI	30 min.
 Smith Reynolds	19 min.
GREENSBORO	30 min.
RALEIGH	30 min.
CHARLOTTE	110 min.

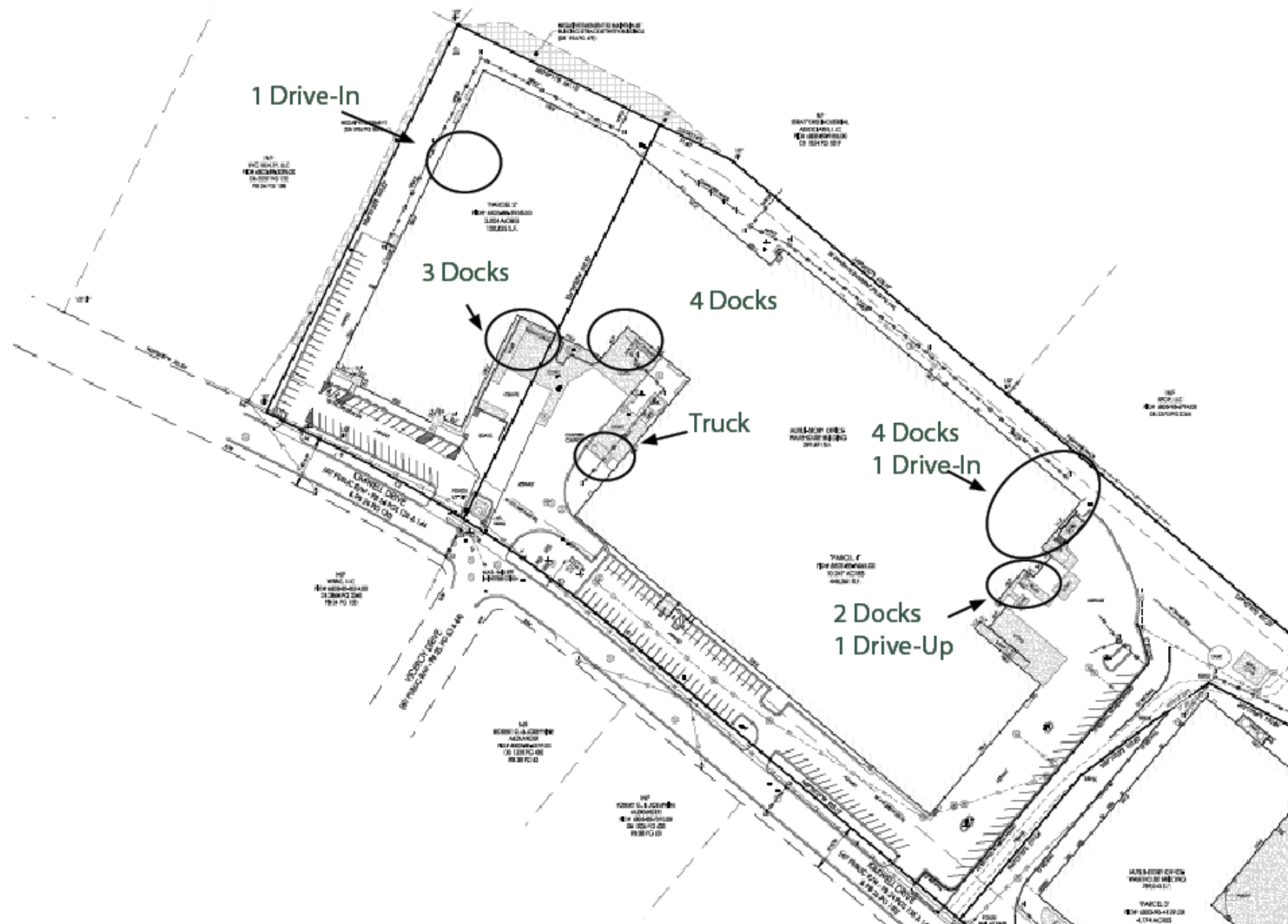
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WAREHOUSE

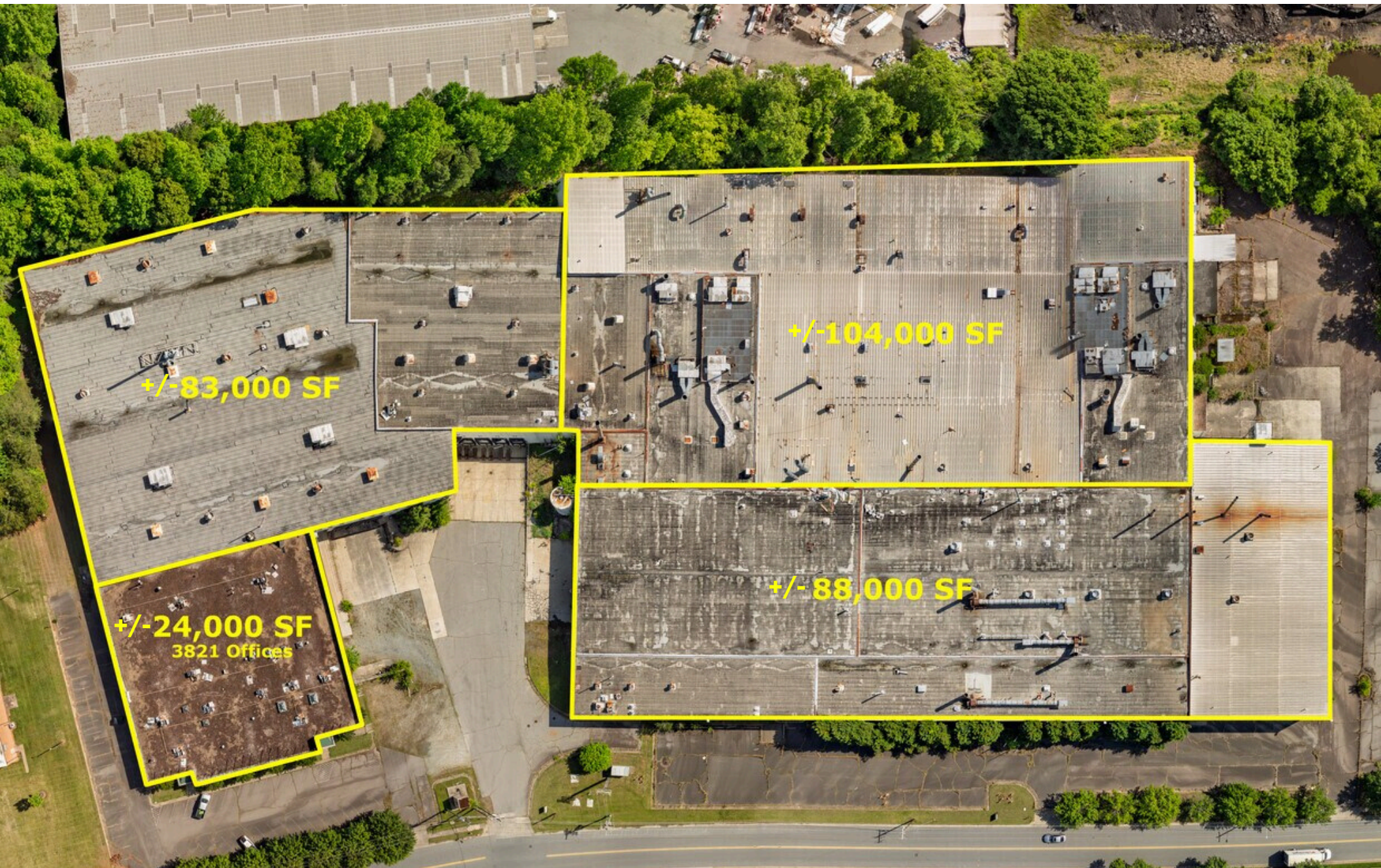
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