

FOR LEASE

STRATFORD INDUSTRIAL PARK

- + 15,000 +/- SF Industrial/MFG/Office
- + Well located, within 2 miles of I-40

INDUSTRIAL/OFFICE FOR LEASE
2534 EPMIRE DRIVE | WINSTON-SALEM, NC

FREEMAN | COMMERCIAL REAL ESTATE

LEE CHEWNING & ABNER WRIGHT

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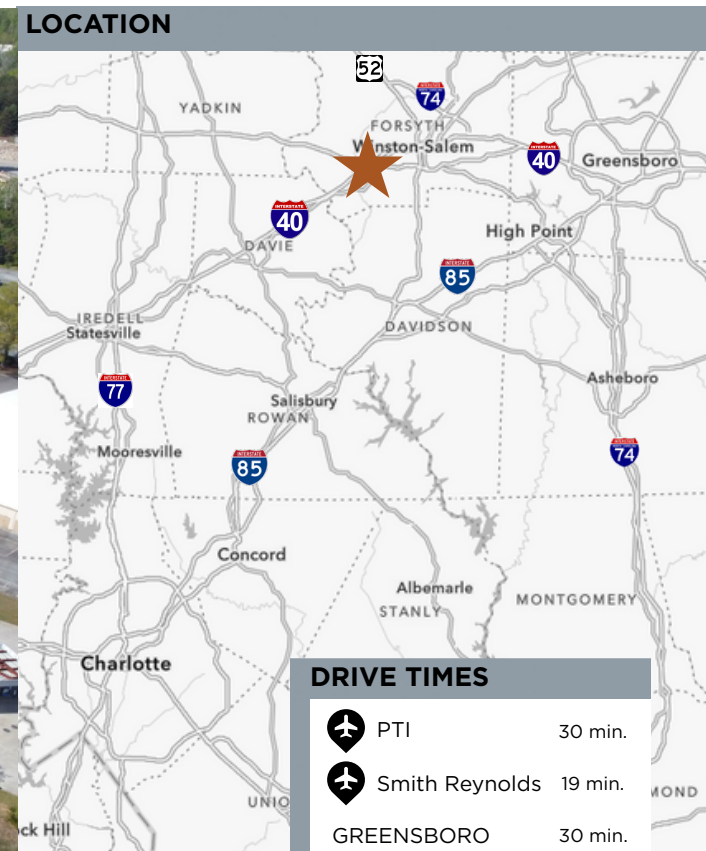
PROPERTY OVERVIEW

FOR LEASE

AVAILABLE SF	15,000 +/- SF	DOCK DOORS	1 (8x10)
PROPERTY TYPE	Industrial/Flex	CEILING HEIGHT	17' (Warehouse)
ZONING	GI	POWER	3 Phase (480)
LEASE TYPE	NNN (includes water)	LEASE RATE	\$9.50/PSF

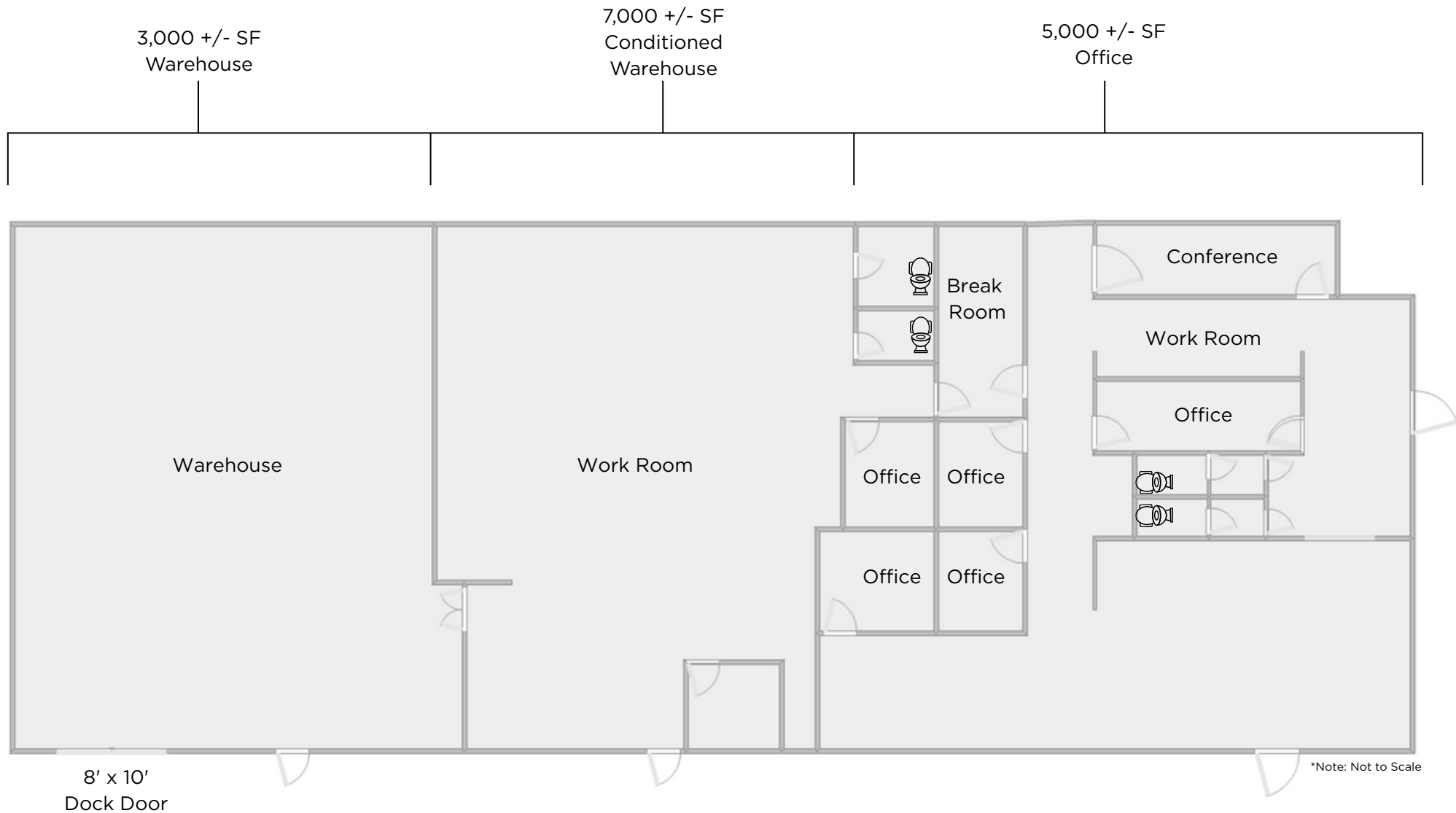
2534 EMPIRE DRIVE WINSTON-SALEM, NC 27103

- Square footage includes 7,000 sf of production/conditioned warehouse space, 3,000 sf warehouse, and 5,000 sf office space
- New roof in 2021
- Ample parking
- Air Compressor



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