



+/- 9,000 SF INDUSTRIAL WITH OFFICE 2421 SPAUGH INDUSTRIAL DR. | WINSTON-SALEM, NC

- + Clear span construction industrial building with +/- 532 SF office space
- + Four 10x10 roll-up doors, and two 12x10 roll-up doors

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PROPERTY SUMMARY

2421 SPAUGH INDUSTRIAL DR, W-S

LOCATION

ADDRESS	2421 Spaugh Industrial Drive
CITY, STATE, ZIP	Winston-Salem, NC 27103
COUNTY	Forsyth County

PROPERTY INFORMATION

AVAILABLE SF	9,000 +/- SF
ZONING	GI (General Industrial)
CLEAR HEIGHT	13'-15'
ROLL-UP DOORS	4 (10X10), 2 (12X10)
DROP-IN GAS HEATER	4
AUTO LIFT	2
LEASE RATE	\$12.50/psf, NNN (Landlord responsible for exterior walls, roof, & HVAC replacement)

- + 9,000 +/- SF industrial building, currently operating as a Paint and Body Shop
- + Strategically located just off Griffith Road
- + Ideally suited for distribution, light-manufacturing, or service-oriented industrial users

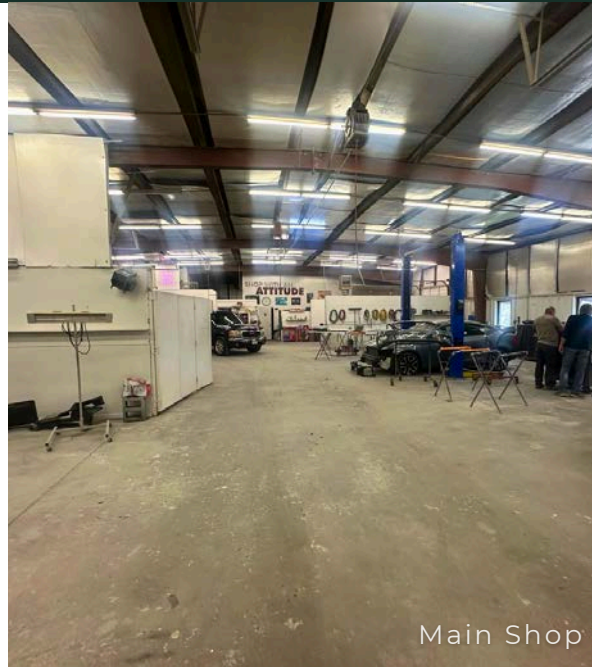


BUILDING DETAILS

2421 SPAUGH INDUSTRIAL DR, W-S

MAIN SHOP

TOTAL SF	6,000 +/- SF (532 +/- SF office)
ROLL UP DOORS	1 (10X10), 1 (10X12)
RESTROOMS	2 (one in office, one in shop)
AUTO LIFT	1
PAINT BOOTH	1



Main Shop



Main Shop

ATTACHED SHOP

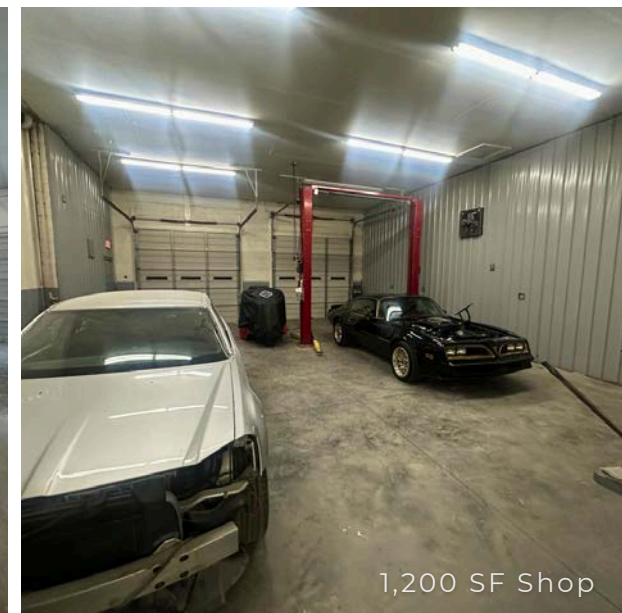
TOTAL SF	1,800 +/- SF
ROLL UP DOORS	1 (10X10), 1 (10X12)
CEILING HEIGHT	14'6"



1,800 SF Shop

ATTACHED SHOP

TOTAL SF	1,200 +/- SF
ROLL UP DOORS	2 (10X10)
CEILING HEIGHT	13'7"
AUTO LIFT	1



1,200 SF Shop

FOR LEASE

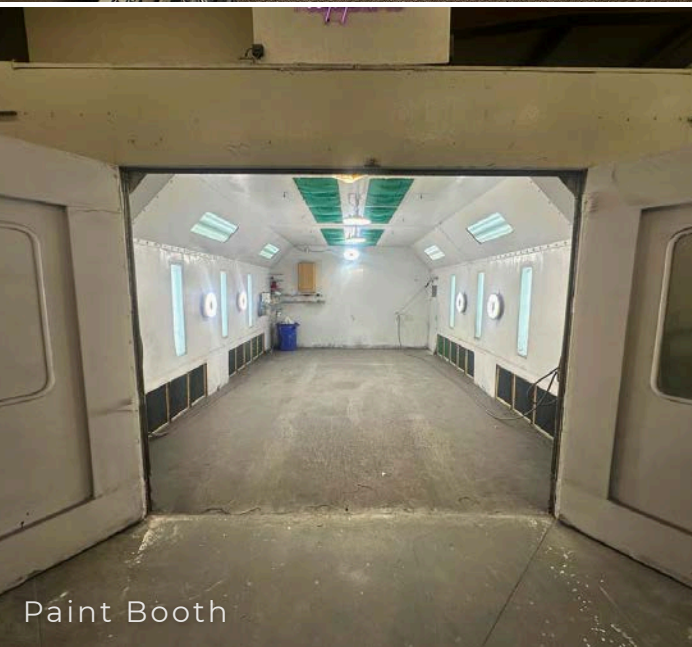
2421 SPAUGH INDUSTRIAL DRIVE, WINSTON-SALEM, NC



Office



Office



Paint Booth



Shop Restroom



Rear View

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FOR LEASE

SPAUGH INDUSTRIAL DRIVE, WINSTON-SALEM NC



DEMOGRAPHICS



POPULATION

3 mi. - 41,329
 5 mi. - 124,104
 7 mi. - 214,114



AVG. HH INCOME

3 mi. - \$80,369
 5 mi. - \$94,571
 7 mi. - \$102,269



TOTAL BUSINESSES

3 mi. - 1,890
 5 mi. - 5,358
 7 mi. - 9,008



TOTAL EMPLOYEES

3 mi. - 24,809
 5 mi. - 93,390
 7 mi. - 136,677

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