



MILLER HATCHER
COMMERCIAL REAL ESTATE

1674 LOWERY ST. WINSTON-SALEM, NC 27101

FOR SALE



Overview

20,000 SqFt Warehouse
Includes 3,000 Office SqFt
Easy access to Business 40 & 52
1.61 Acres
3 - Docks
2 - Drive-In's
\$925,000



ROD HATCHER
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No warranty or representation is made for the accuracy or assumptions of the information contained herein. All information is subject to omissions, errors, price changes, prior sale, and/or withdrawal without notice. No liability is assumed for any inaccuracy of the information contained herein.

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LOCATION

Address	1674 Lowery St.				
City	Winston-Salem	Zip	27101	County	Forsyth

PROPERTY DETAILS

Property Type	Office/Warehouse	Acres ±	1.61	Dimensions ±	
Available SqFt ±	20,000	Floors	2	Ceiling Height ±	16' - 22'
Office SqFt ±	3,000	Restrooms	5	Parking	23
Warehouse SqFt ±	17,000	Flooring		Bay Size ±	
Year Built	1999	Roof	Shed	Docks ±	3
		Bldg Exterior		Drive-In's ±	2

UTILITIES

Electrical	277/480; 3 Phase	Sewer	City	Heat - Office	Central
Water	City	Air	Office/Training	Heat - Warehouse	Space Heaters

TAX INFO

Zoning	GI	Tax Block	2440	Tax PIN	6835-85-5099
Tax Map	636854	Tax Lots	202		

PRICING

Price	\$925,000				
Price/SqFt ±	\$46.25				

COMMENTS

3,000 SqFt ± Showroom included in office space. 3 separate front entrances.
3,000 SqFt ± Training Room located upstairs. Storage area.



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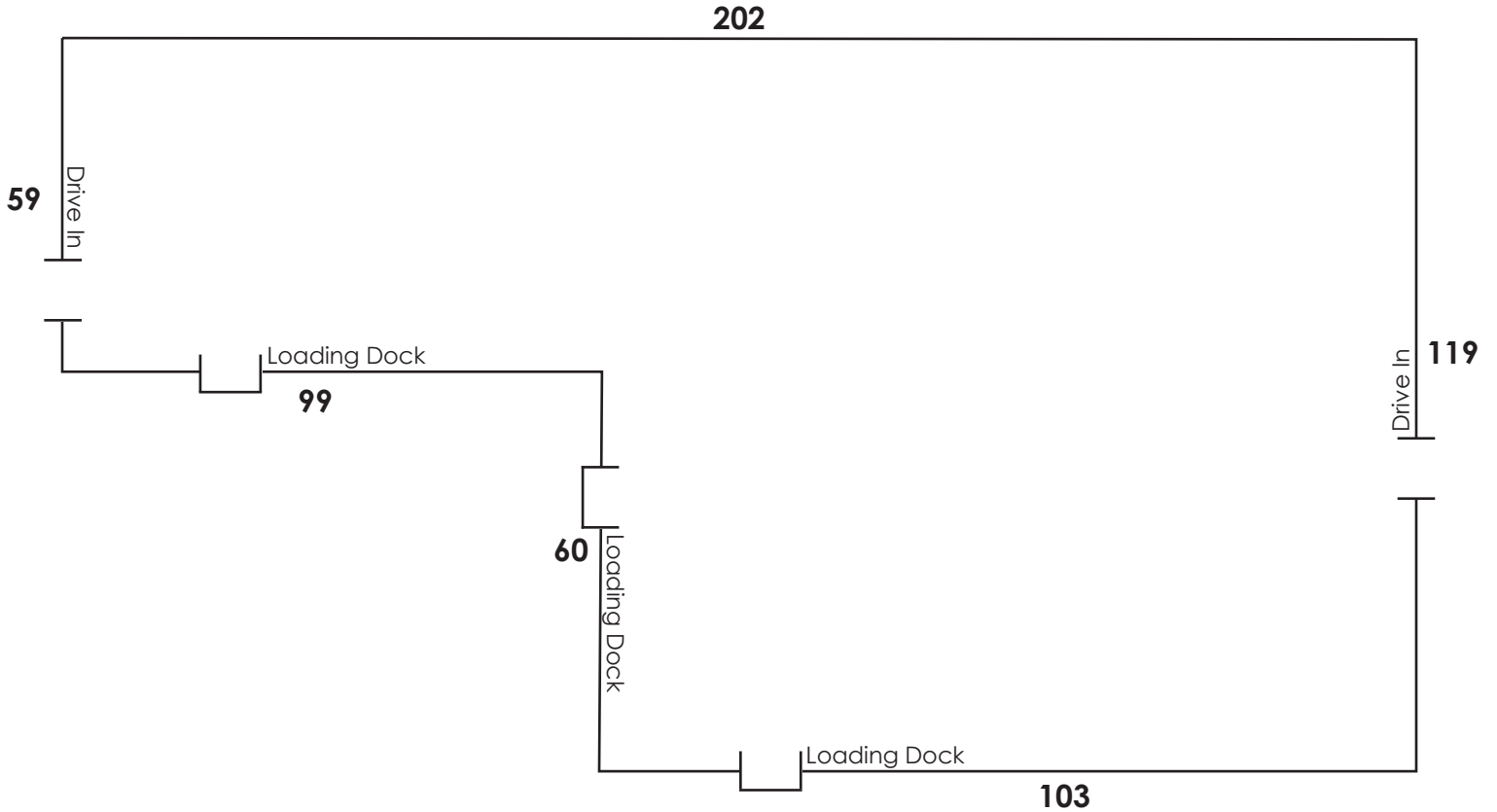
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Floorplan - Not to Scale



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