



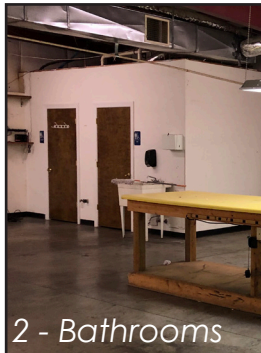
MILLER HATCHER
COMMERCIAL REAL ESTATE

1370 Old Salisbury Rd. Winston-Salem, NC 27127

FOR LEASE



Showroom



2 - Bathrooms



2 - Offices



Warehouse

Overview

50' x 80' ±
1,900 SqFt ± Warehouse
1,300 SqFt ± Showroom
Includes 430 SqFt ± Office
Easy access to I-40
.82 ± Acres
1 - Drive-In
\$8 SqFt



BILL ORRELL
Direct: 336.283.0161
Mobile: 336.287.1816
Email: Bill@millerhatcher.com

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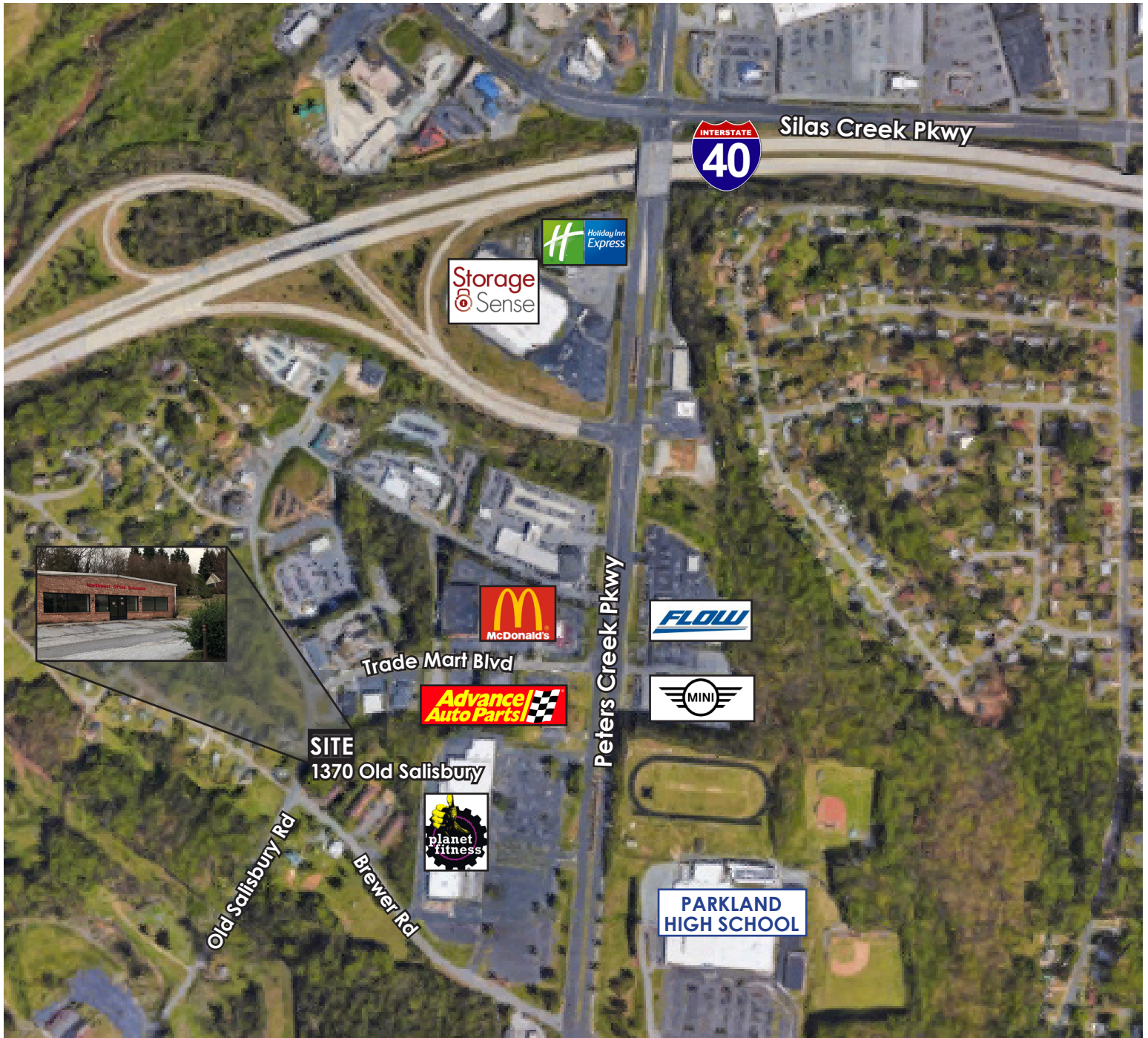


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MAP



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DETAILS

LOCATION

Address	1370 Old Salisbury Rd.				
City	Winston-Salem	Zip	27127	County	Forsyth

PROPERTY DETAILS

Property Type	Flex	Acres ±	.82	Dimensions ±	50' x 80'
Available SqFt ±	4,000	Floors	1	Ceiling Height ±	10'
Office SqFt ±	430	Restrooms	2	Parking	12
Building SqFt ±	4,000	Bldg Exterior	Metal	Drive-in's ±	1
Year Built	1998	Roof	Metal	Bay Size	10'
		Flooring	Tile, Wood & Concrete		

UTILITIES

Electrical	Yes	Sewer	Yes	Heat	Yes
Water	Yes	Air	Yes	Gas	Yes

TAX INFO

Zoning	LB	Tax Block	3816	Tax PIN	6824-62-8755
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PRICING

Rent/mo ±	\$2,666.67	Lease Rt/SqFt ±	\$8.00	Tax Value	\$327,600
Lease Type	Commercial				

COMMENTS

This flex property offers two nice offices with over 1,300 SqFt of Showroom and 1,900 SqFt of Warehouse. There is HVAC throughout, and a paved parking lot with 12 marked spaces. Ready for your business to move in today.



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