



MILLER HATCHER

COMMERCIAL REAL ESTATE

3136 STARLIGHT DR. WINSTON-SALEM, NC 27107

SALE/LEASE

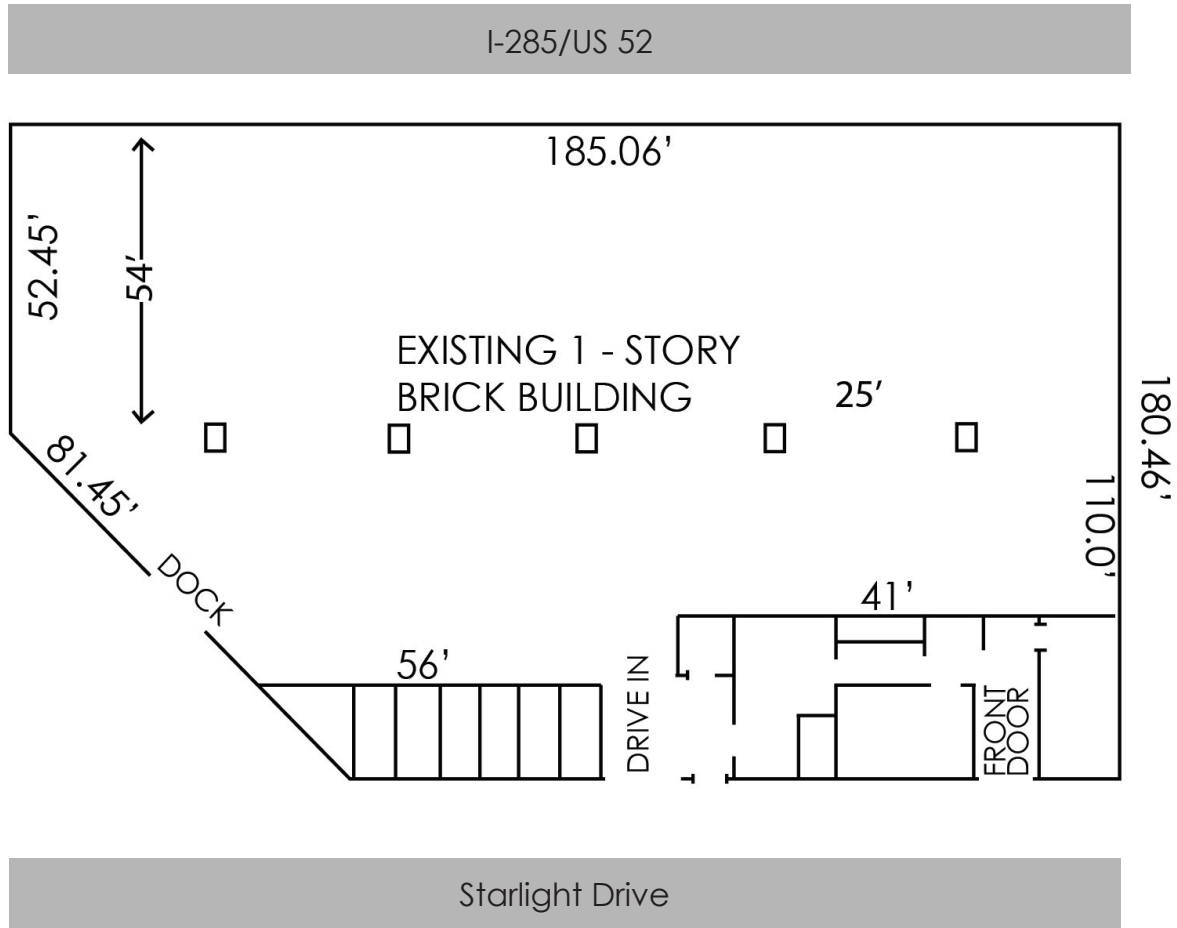


- 20,000 Sq Ft Available
- Easy Access to I-285/US 52
- Sales Price: \$625,000
- Lease Rate: \$3.95 SF NNN
- 1.1 Acres



ROD HATCHER, CCIM

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Mobile: 336.413.8550



Floorplan - Not to Scale



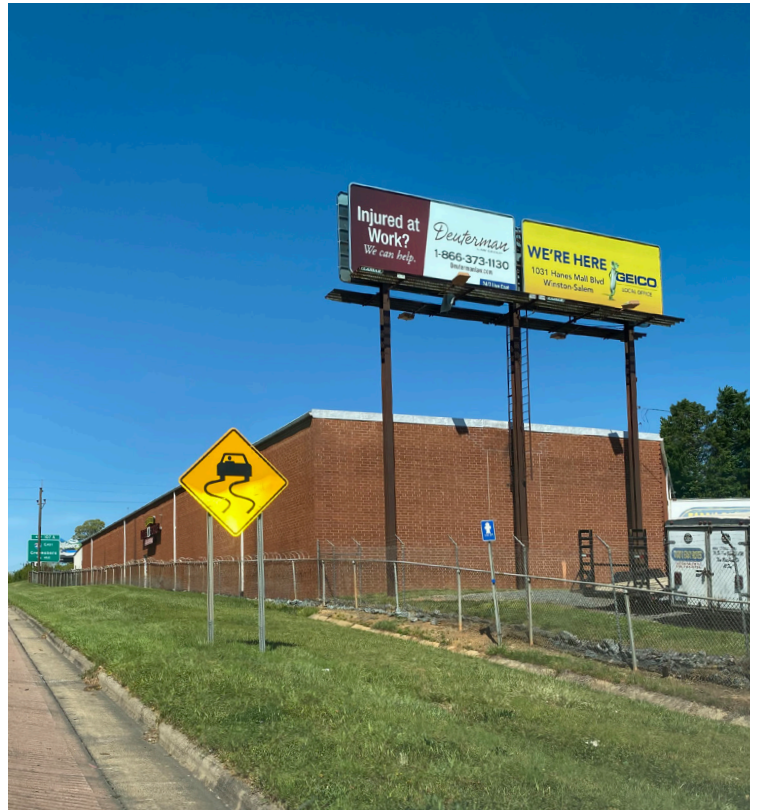
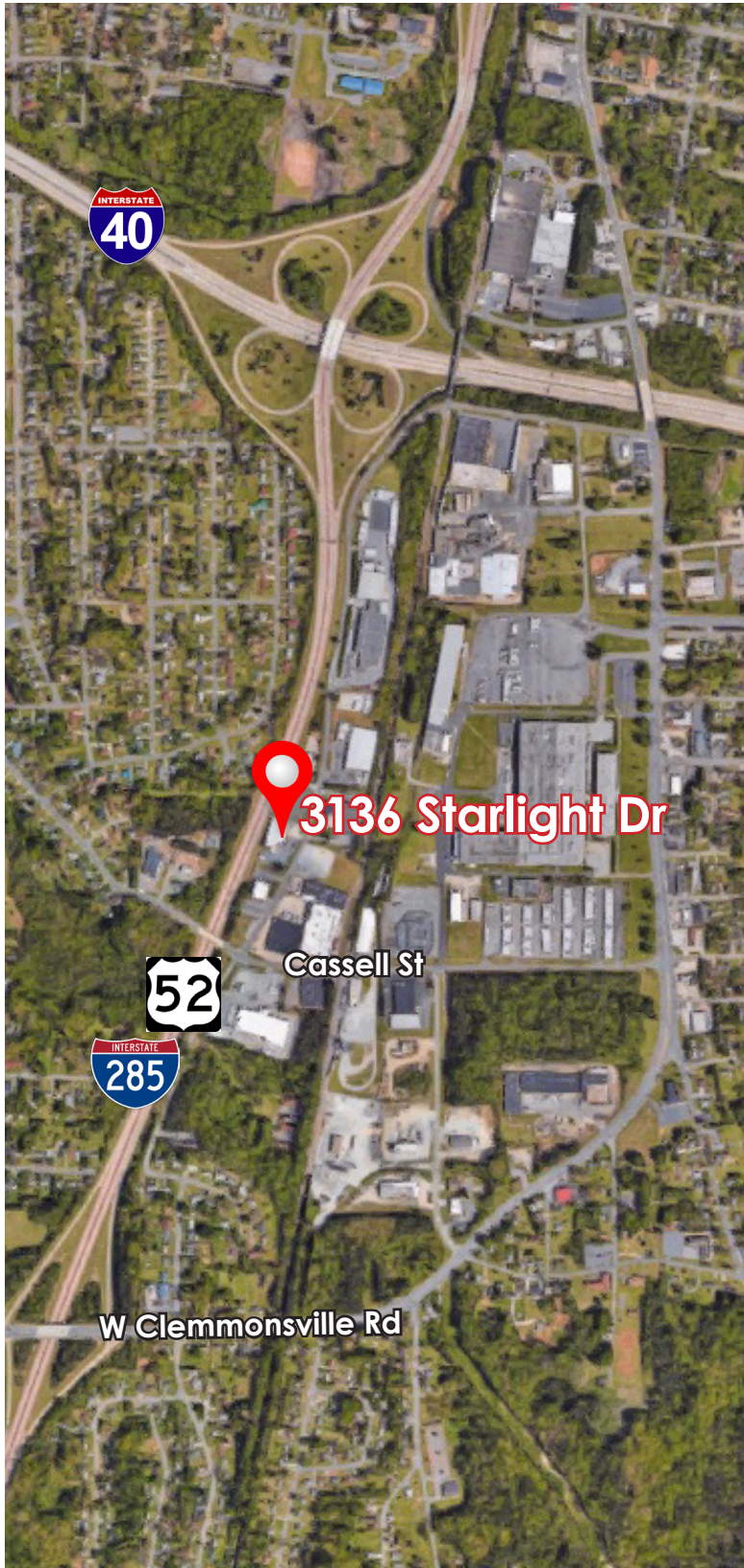


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LOCATION





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DETAILS

LOCATION

Address	3136 Starlight Drive				
City	Winston-Salem	Zip	27107	County	Forsyth

PROPERTY DETAILS

Property Type	Industrial	Acres ±	1.1	Dimensions ±	110' x 185'
Available SqFt ±	20,000	Floors	2 (2nd - 960SF)	Ceiling Height ±	15' - 16'
Office SqFt ±	1,900	Restrooms	3	Parking ±	35
Building SqFt ±	20,000	Flooring	Carpet & Concrete	Bay Size ±	25' x 54'
Year Built	1963	Roof	Concrete & Membrane	Docks ±	1 - 9' x 10'
Renovated	2000	Bldg Exterior	Brick Cavity	Drive-in's ±	1 - 12' x 12'

UTILITIES

Electrical	100 Amp	Sewer	Yes	Heat	Gas
Water	City	Air	Office		

TAX INFO

Zoning	LI	Tax Block	BL 2577	Tax PIN	6834-51-6271
Tax Map	630838	Tax Lot(s)	BU1		

PRICING

Price	\$625,000	Rent/mo ±	\$6,583	Lease Type	NNN
Price/SqFt ±	\$31.25	Lease Rt/SqFt ±	\$3.95		

COMMENTS

We consider this property to be at the "center of the universe" to the Triad. It is less than 1/4 mile from the intersection of I-40 & I-285(US-52), with easy access to I-285/US-52. Property is fully fenced, is constructed with brick cavity walls and a concrete T panel roof, and the billboard lease is included with this property. This is considered a perfect location for "last mile" distribution.

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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