

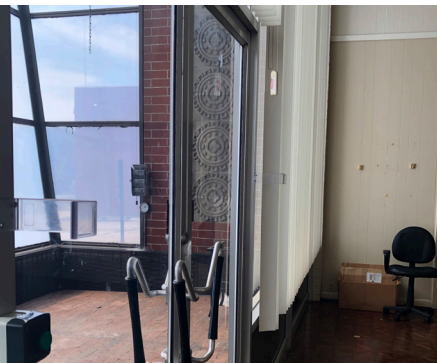


# MILLER HATCHER

COMMERCIAL REAL ESTATE

315 CASSELL ST. WINSTON-SALEM, NC 27107

FOR LEASE



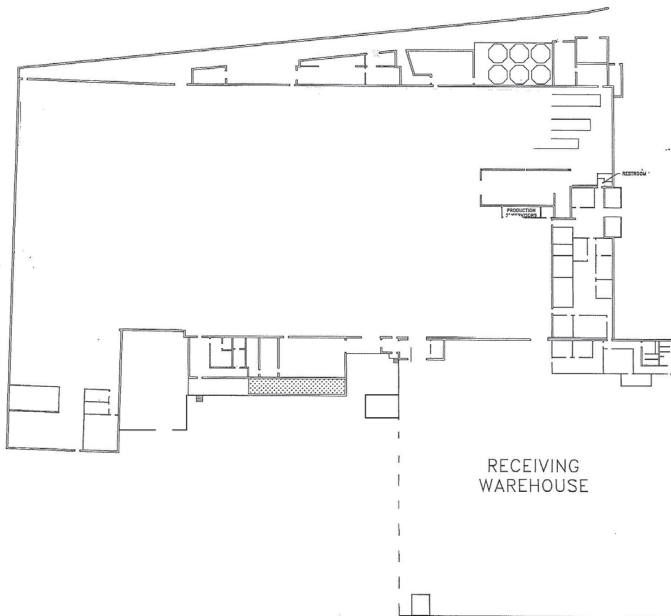
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315 CASSELL ST. WINSTON-SALEM, NC 27107

OVERVIEW



Floorplan - Not to Scale



### PROPERTY DETAILS

Property Type	Industrial	Acres ±	4	Dimensions ±	40' x 40'
Available SF ±	103,821	Floors	1	Ceiling Height ±	16'
Office SF ±	5,662	Restrooms	3	Docks	10
Warehouse SF ±	30,154	Flooring	Concrete	Drive-In's	No
Year Built	1970	Roof	Built up	Sprinklered	Yes
Lease SF ±	\$3.75	Bldg Exterior	Brick/Block		

### UTILITIES

Electrical	480 V, 120V, 277V	Water	Yes	Sewer	Yes
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### TAX INFO

Zoning	LI	County	Forsyth	Tax PIN	6834-50-7759
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### COMMENTS

1.5 Acre expansion/parking area. Great "last mile" location. Large locker rooms. Breakroom adds additional 2,652 SqFt.

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