



MILLER HATCHER

COMMERCIAL REAL ESTATE

3800 N. Liberty St. Winston-Salem, NC 27105

SALE/LEASE



PROPERTY OVERVIEW

Type	Office	Sale Price	\$1,590,000	Tax PIN	6837-61-5339
Building Size	54,000 SF	Lease Price	\$3 - \$7 Annual	County	Forsyth
Available SF	40,000	Lease Type	NNN	Zoning	GB-L
Land Size	3.47± Acres	Floors	2	Built	1981
Building Status	Existing	Parking	145 Spaces	Renovated	1998
Sprinklered	Wet	Power	2,000 Volt		
Comments	Current zoning accepts many uses. 54,000 sq ft office/R&D building located on 3.5 acres of land which is zoned GB-L. Space is on two floors with on grade access to each floor. Located directly across from the Smith Reynolds airport, the property has excellent parking (145 spaces). The lower floor has class rooms. This is also available for lease with rate from 3\$ to 7\$ per sq ft depending on upfit. 14,000 SqFt on the lower floor is leased. Contact listing agent for additional information.				



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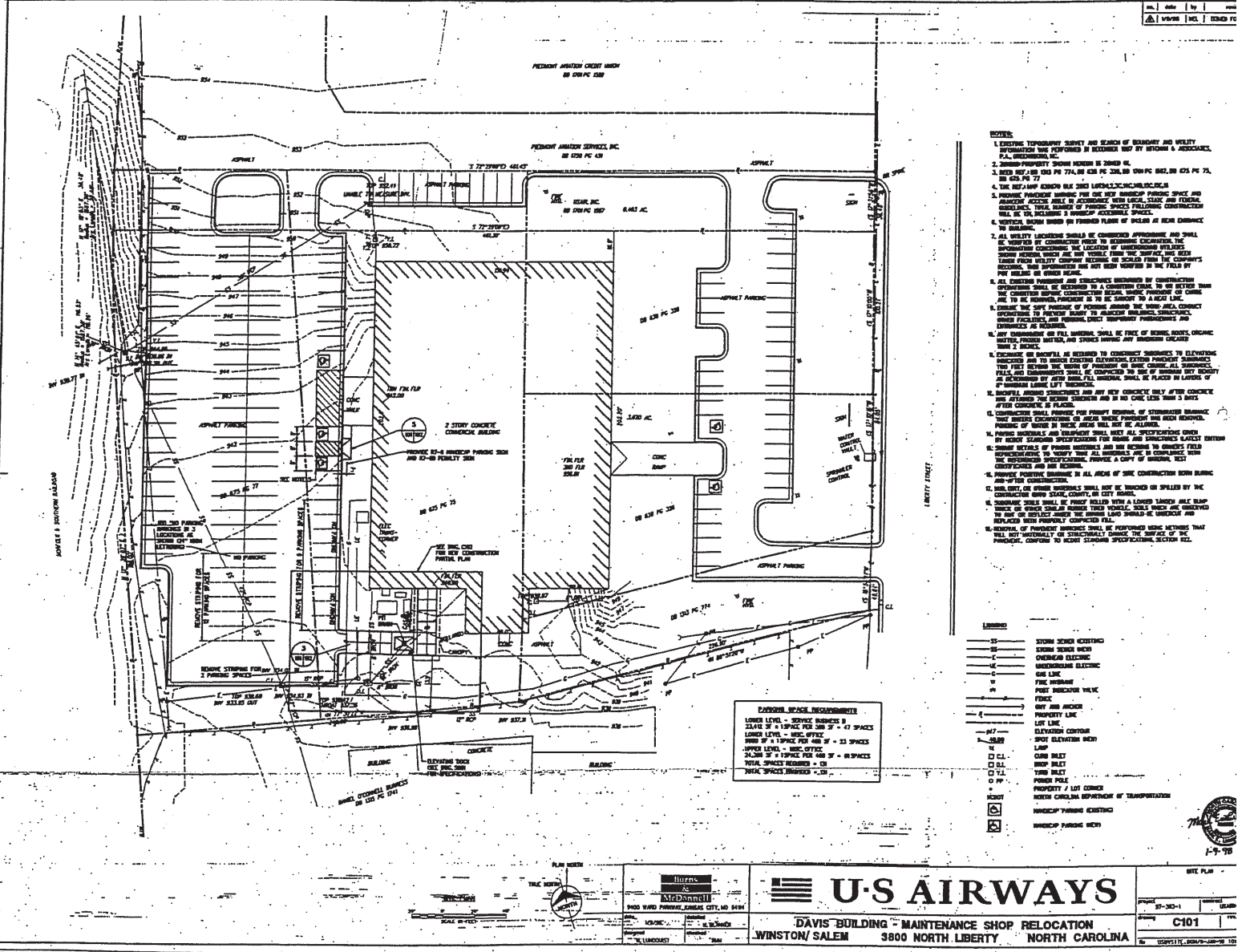


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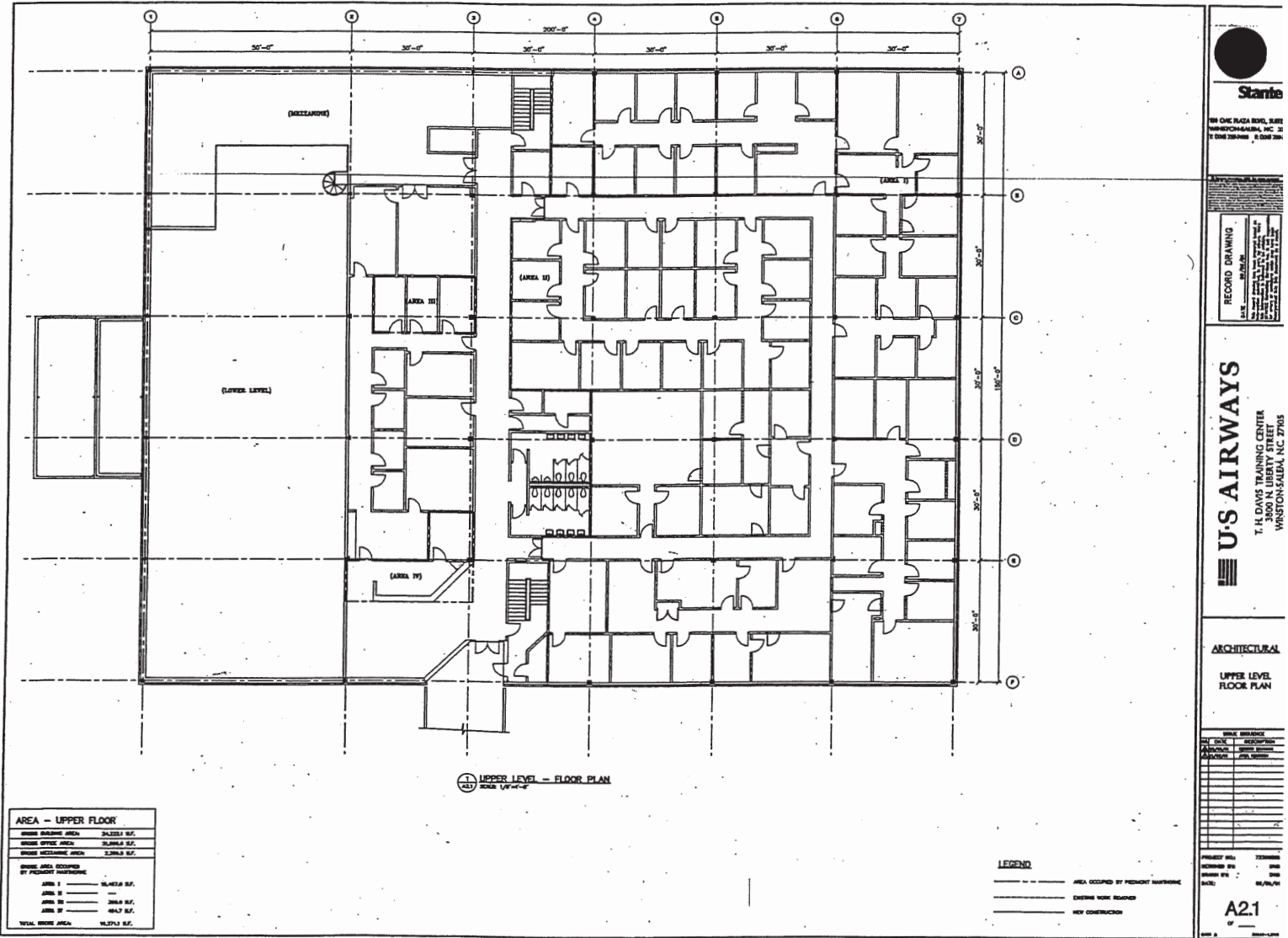


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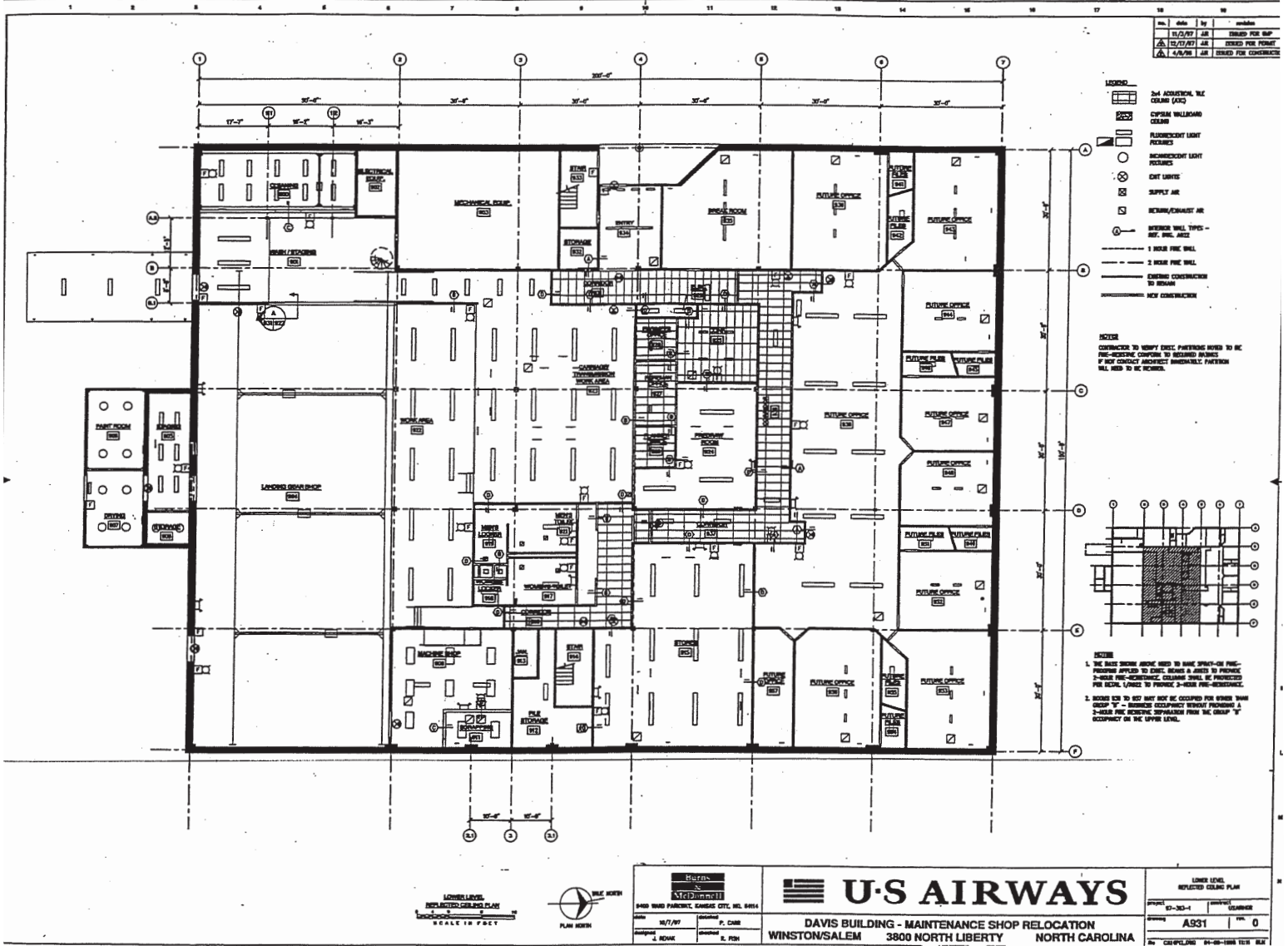
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