

3650 PATTERSON AVENUE

FLEX/INDUSTRIAL SPACE **FOR LEASE**



PROPERTY DESCRIPTION

This $\pm 4,000$ SF flex suite offers approximately $\pm 1,000$ SF of well-appointed office space, including two private offices, a conference room, and a welcoming lobby/reception area, complemented by a spacious warehouse suitable for a variety of industrial or flex uses. The warehouse features 10'–15' clear height ceilings, is fully sprinklered and conditioned, and includes a dock door. Ample on-site parking is available.

Conveniently located less than 10 minutes from downtown Winston-Salem, just off of US-52 North and US-421/Salem Parkway, the property provides easy access to highways.

PROPERTY HIGHLIGHTS

- Prime Winston-Salem location
- Versatile, customizable floor plan
- Flex/industrial suites available ($\pm 4,000$ SF)
- Ample parking space and clear height ceilings of 10'–15'
- Less than 10 minutes from downtown and US-421/Salem Parkway

SPACE

SPACE SIZE

LEASE RATE

Suite F

4,000 SF

\$8.50 SF/yr

Taryne Seatz

828.406.6858
tseatz@ltpcommercial.com

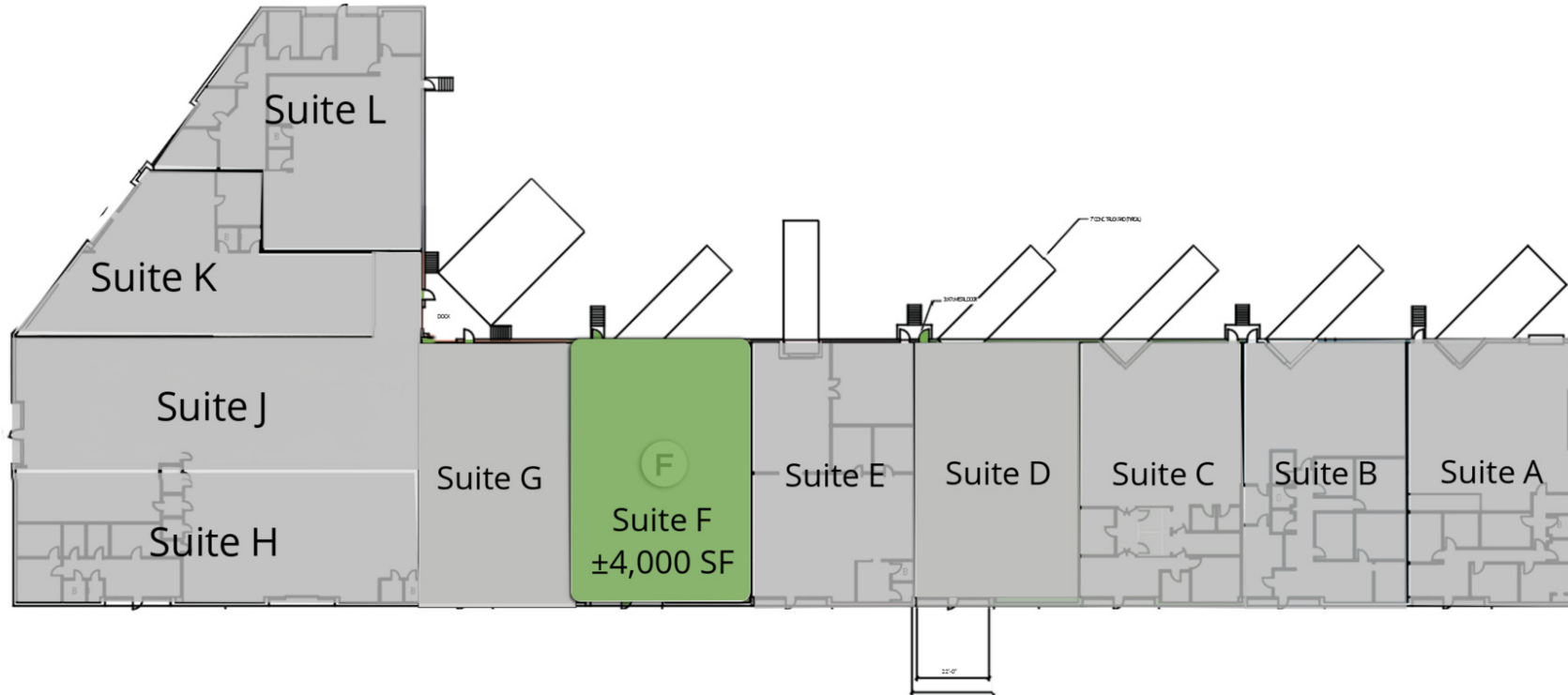
Katie Hayes

336.473.0206
katie@ltpcommercial.com

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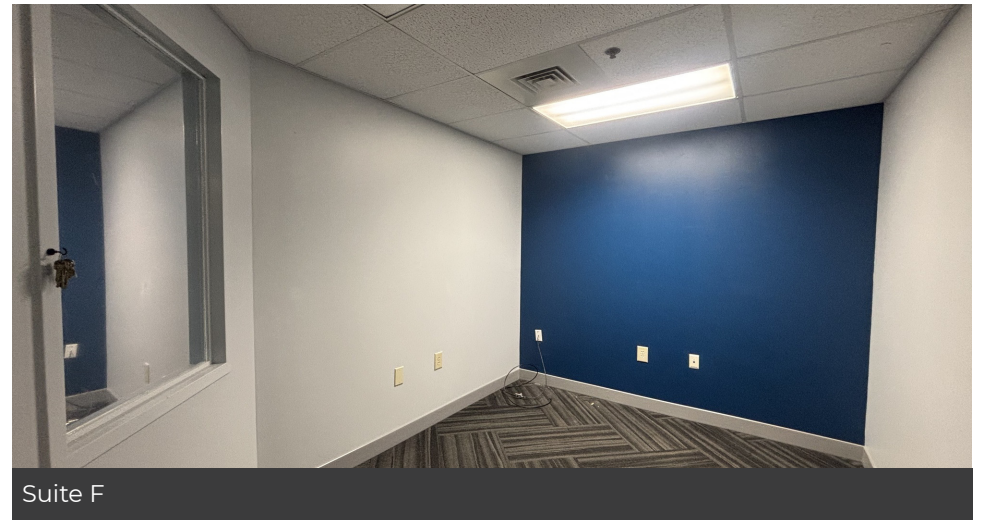
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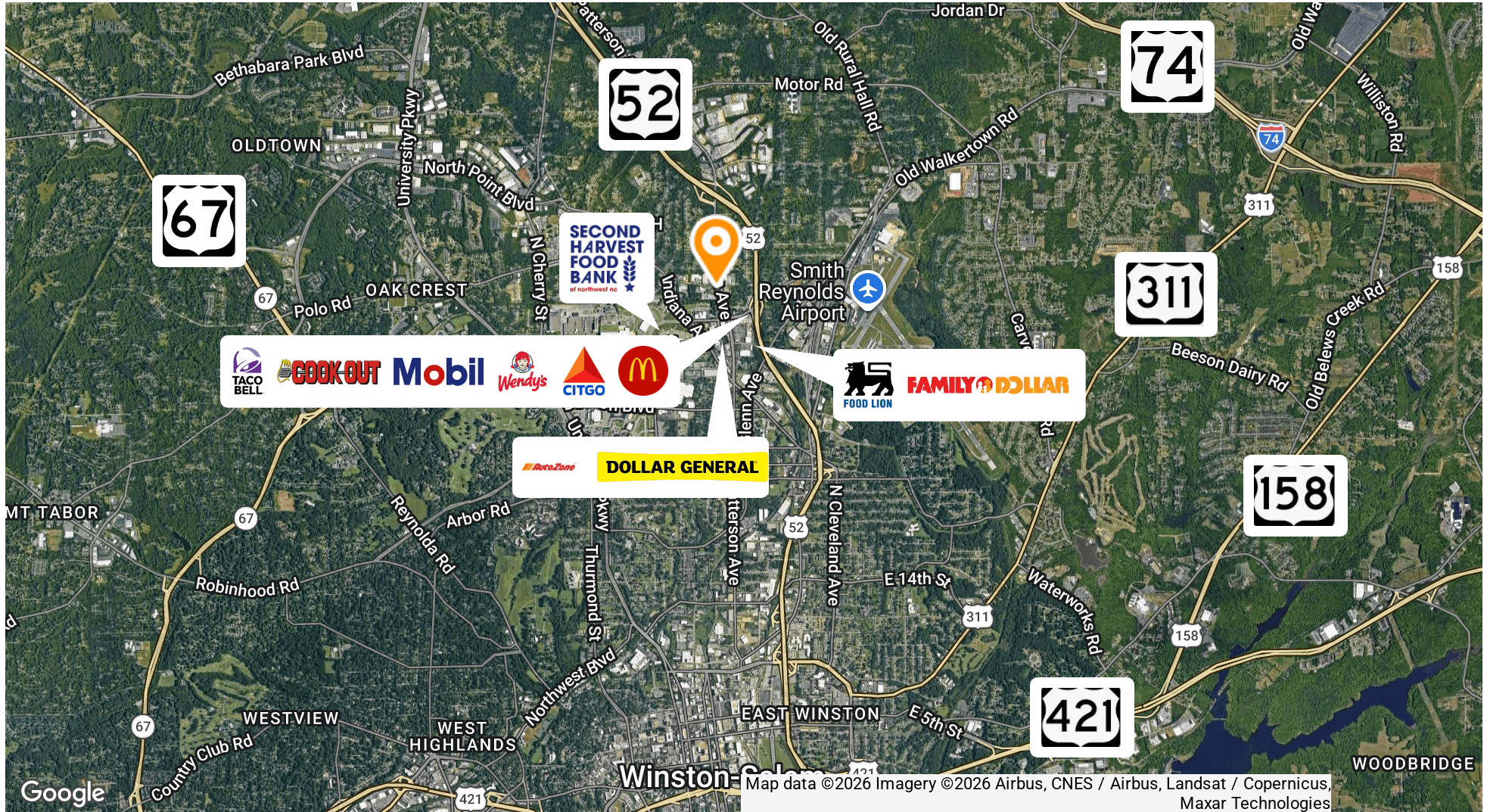
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LOCATION INFORMATION

Street Address	3650 Patterson Avenue
City, State, Zip	Winston-Salem, NC 27105

PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Flex Space
Building Size	±47,500 SF
Suite F	±4,000 SF
Sprinkler	Yes
Clear Height	10'-15'
Parking	Ample Surface
TICAM	\$1.55 psf



LEASE RATE: \$8.50 SF/YR
(NNN)

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