

FOR SALE/LEASE

Forum Pkwy.

Forum 52  
Business Park

Bethania Rural Hall Rd.  
13,900 VPD



55,700 VPD



WELL LOCATED FLEX/INDUSTRIAL,  
FULLY CONDITIONED WAREHOUSE  
9,800 +/- SF | RURAL HALL, NC

**FREEMAN** | COMMERCIAL REAL ESTATE

1255 CREEKSHIRE WAY WINSTON-SALEM, NC 27103 | 336.768.4410 | [www.freemancommercial.com](http://www.freemancommercial.com)

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# PROPERTY OVERVIEW

**465 FORUM PARKWAY  
RURAL HALL, NC 27045**

**AVAILABLE SF** 9,800+/- SF  
*Finished Office: 3,500 SF*  
*Conditioned Warehouse: 6,300 SF*

**ACRES** 1.03+/- AC

**ZONING** General Industrial

**LEASE RATE** \$8.50/PSF, NNN

**SALE PRICE** \$1,250,000

- FULLY CONDITIONED Warehouse
  - 10x12 Drive-In Door
  - Warehouse Clear Height 14'7" to 10'
  - Column Spacing: 30'
  - 2 Restrooms
- Office ceiling height: 9'5"
- Well located within Forum 52 Business Park, subject site has easy access to the new Northern Beltway for favorable connectivity.

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## WINSTON-SALEM NORTHERN BELTWAY



## LOCATION INSIGHT

Greensboro..... 30+/- miles  
 Charlotte..... 90+/- miles  
 Raleigh..... 100+/- miles

✈ Piedmont Triad Intl..... 30+/- miles

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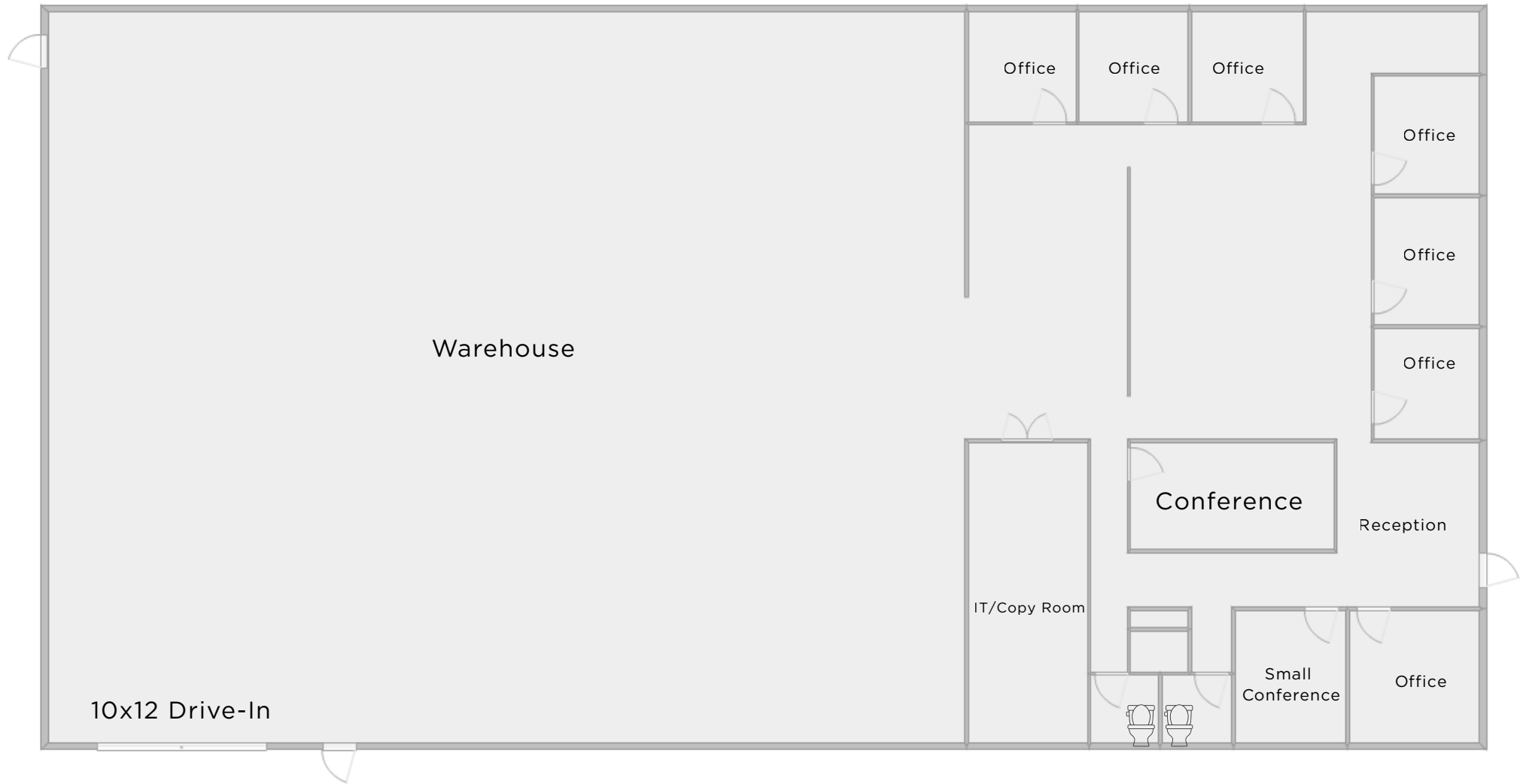
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465 FORUM PARKWAY  
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FLOOR PLAN - 9,800 +/- SF



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