



# 2595 Viceroy Drive

Industrial Property **For Lease**

Presented By:

**TARYNE SEATZ**

828.406.6858  
tseatz@ltpcommercial.com

**NICK GONZALEZ**

336.724.1715  
nick@ltpcommercial.com

# 2595 VICEROY DRIVE

INDUSTRIAL PROPERTY **FOR LEASE**

**2595 VICEROY DRIVE**  
WINSTON-SALEM, NC 27103

## PROPERTY DESCRIPTION

Rare leasing opportunity for industrial space ideally located just off Stratford Road with immediate access to I-40. This well-positioned property offers 18' clear ceiling heights, a heated warehouse, and excellent functionality with three docks and one drive-in door. Perfect for a variety of industrial or distribution users seeking convenience, accessibility, and efficient operations in a prime location.

## PROPERTY HIGHLIGHTS

- Easy access to I-40
- 18' clear heights
- 3 Dock Doors
- 1 Drive In

## OFFERING SUMMARY

<b>Lease Rate:</b>	\$7.95 SF/yr (NNN)
<b>Available SF:</b>	±20,441 SF
<b>Lot Size:</b>	0.95 Acres

Taryne Seatz

828.406.6858  
tseatz@ltpcommercial.com

Nick Gonzalez

336.724.1715  
nick@ltpcommercial.com

**Linville** | Team Partners  
COMMERCIAL REAL ESTATE

WINSTON-SALEM, NC

L | T

# 2595 VICEROY DRIVE

INDUSTRIAL PROPERTY FOR LEASE



Taryne Seatz

828.406.6858  
tseatz@ltpcommercial.com

Nick Gonzalez

336.724.1715  
nick@ltpcommercial.com

Linville | Team Partners  
COMMERCIAL REAL ESTATE

WINSTON-SALEM, NC

# 2595 VICEROY DRIVE

L | T

INDUSTRIAL PROPERTY FOR LEASE



Taryne Seatz

828.406.6858  
tseatz@ltpcommercial.com

Nick Gonzalez

336.724.1715  
nick@ltpcommercial.com

Linville | Team Partners  
COMMERCIAL REAL ESTATE

WINSTON-SALEM, NC

L | T

# 2595 VICEROY DRIVE

INDUSTRIAL PROPERTY FOR LEASE



Taryne Seatz

828.406.6858  
tseatz@ltpcommercial.com

Nick Gonzalez

336.724.1715  
nick@ltpcommercial.com

Linville | Team Partners  
COMMERCIAL REAL ESTATE

WINSTON-SALEM, NC

L | T

# 2595 VICEROY DRIVE

INDUSTRIAL PROPERTY FOR LEASE



Taryne Seatz

828.406.6858  
tseatz@ltpcommercial.com

Nick Gonzalez

336.724.1715  
nick@ltpcommercial.com

Linville | Team Partners  
COMMERCIAL REAL ESTATE

# 2595 VICEROY DRIVE

INDUSTRIAL PROPERTY FOR LEASE



Taryne Seatz

828.406.6858  
tseatz@ltpcommercial.com

Nick Gonzalez

336.724.1715  
nick@ltpcommercial.com

Linville | Team Partners  
COMMERCIAL REAL ESTATE

# 2595 VICEROY DRIVE

INDUSTRIAL PROPERTY **FOR LEASE**

## LOCATION INFORMATION

Street Address	2595 Viceroy Drive
City, State, Zip	Winston-Salem, NC 27103

## PROPERTY INFORMATION

Property Type	Industrial
Zoning	GI
Lot Size	0.95 Acres
Power Description	208Y/120 Volt, 3-Phase
Building Size	±20,441 SF
Number of Dock High Doors	3
Number of Drive in Bays	1
Ceiling Height	18 ft
Parking Type	Surface
HVAC	In Offices
Restrooms	2



**LEASE RATE:** \$7.95 SF/YR  
(NNN)

Taryne Seatz

828.406.6858  
tseatz@ltpcommercial.com

Nick Gonzalez

336.724.1715  
nick@ltpcommercial.com

**Linville | Team Partners**

COMMERCIAL REAL ESTATE

The information contained herein has been taken from sources deemed to be reliable. Linville Team Partners makes no representation or warranties, expressed or implied, as to the accuracy of this information. All information in this document is subject to verification prior to purchase or lease.