



### PROPERTY DESCRIPTION

±66,048 SF of functional warehouse space available in Winston-Salem - strategically located 1 mile from I-40 and under 2 miles from the junction of I-285/I-40 in a growing Triad region of North Carolina. The building is sprinklered and features 18'-22' clear ceiling heights, heavy power, plus multiple docks and drive-in doors. Ideal for any owner user or investor.

### OFFERING SUMMARY

<b>Sale Price:</b>	\$4,925,000
<b>Lease Rate:</b>	\$6.50 SF/yr (NNN)
<b>Building Size:</b>	±66,048 SF

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**Linville** | Team Partners  
COMMERCIAL REAL ESTATE

WINSTON-SALEM, NC

# 3655 REED STREET

L | T

INDUSTRIAL PROPERTY FOR SALE / LEASE



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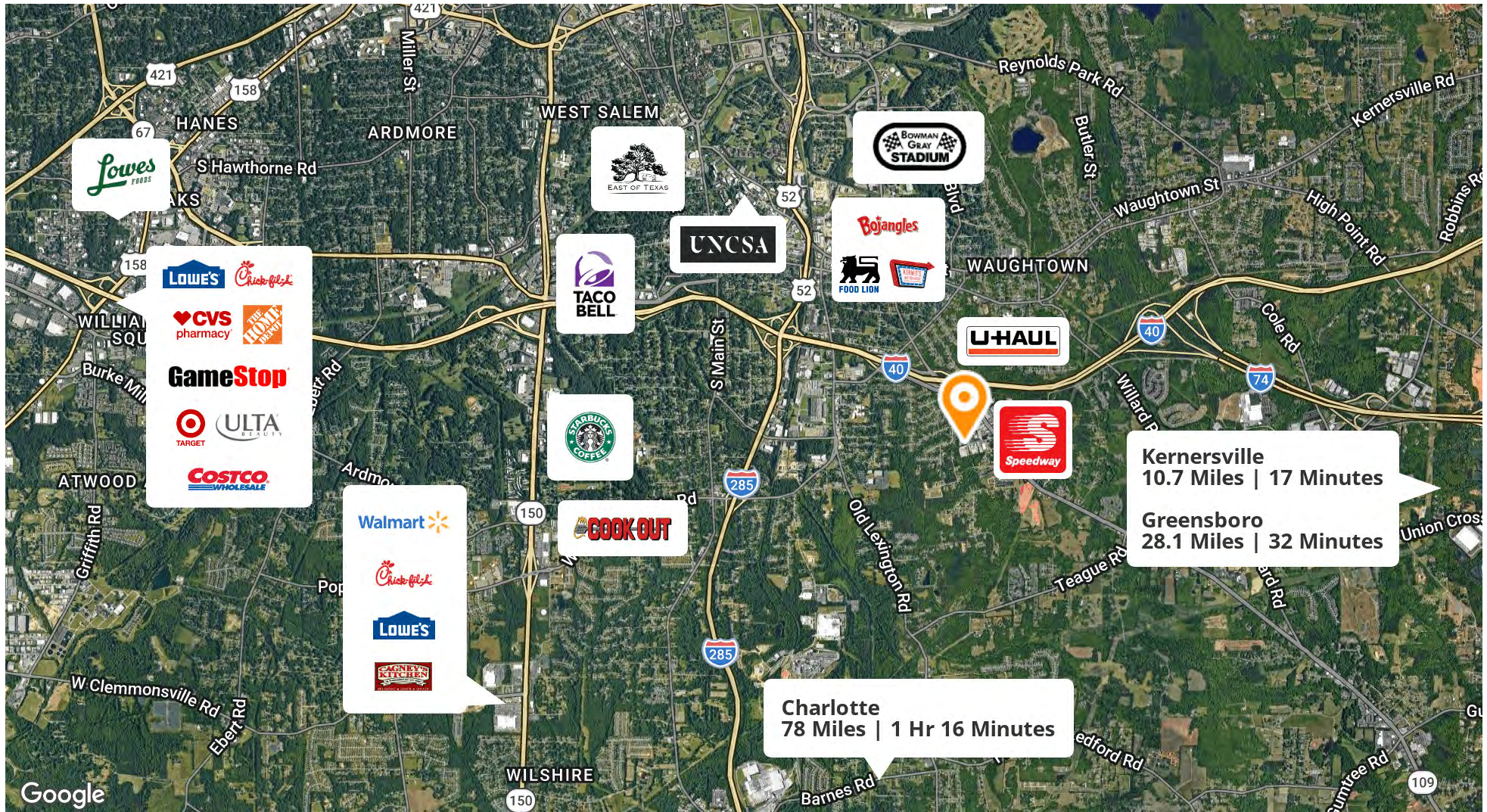
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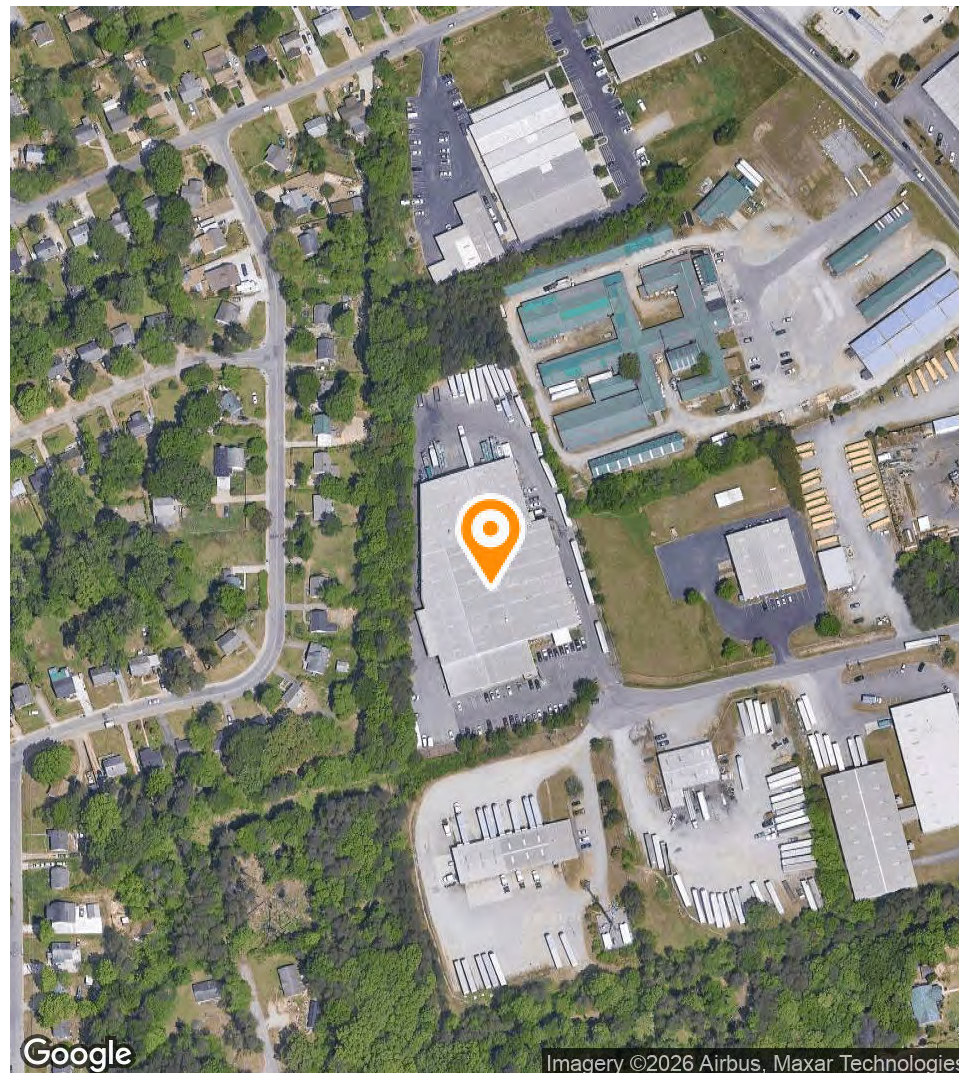
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## PROPERTY HIGHLIGHTS

- ±66,048 Total SF (±7,000-8,000 SF Office- can be easily expanded or removed as needed)
- 8 Docks, 3 Drive-Ins
- 3 Phase, 1000+ Amp Power
- Fully Sprinklered, Partially Conditioned
- New LED Fixtures 2025
- New Industrial Fans 2026
- 4.89 AC (LI/LI-S Zoning)



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## 3655 REED STREET

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## LOCATION INFORMATION

Street Address	3655 Reed Street
City, State, Zip	Winston-Salem, NC 27107

## PROPERTY INFORMATION

Property Type	Industrial
Zoning	LI/LI-S – Light Industrial / Light Industrial Special
Lot Size	4.89 Acres
Power Description	3-Phase, 208V, 200A
Building Size	±66,048 SF
Number of Dock High Doors	8
Number of Drive in Bays	3
Sprinkler Description	Fully Sprinklered
HVAC	Partially Conditioned
Parking	Ample Surface



**SALE PRICE:** \$4,925,000  
**LEASE RATE:** \$6.50 SF/YR  
 (NNN)

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