

# 916 N. PATTERSON AVENUE

INDUSTRIAL WAREHOUSE FOR SALE / LEASE



**916 N. PATTERSON AVENUE**  
WINSTON-SALEM, NC 27101

## PROPERTY DESCRIPTION

Large format lease availability, owner occupant, or redevelopment opportunity in downtown Winston-Salem. Excellent access to US-52/US-421 and one block from MLK Jr. Corridor. Property features multiple drive and dock doors and secure on-site parking. Located directly across the street from an approved and permitted 270-unit multi-family development with parking deck.

## OFFERING SUMMARY

Sale Price:	\$2,900,000
Lease Rate:	\$3.75 SF/yr (NNN)
Available SF:	±50,000 - 80,046 SF
Property Type:	Warehouse
Lot Size:	2.31 Acres
Building Size:	±80,046 SF



Aubrey Linville

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**Linville | Team Partners**  
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WINSTON-SALEM, NC

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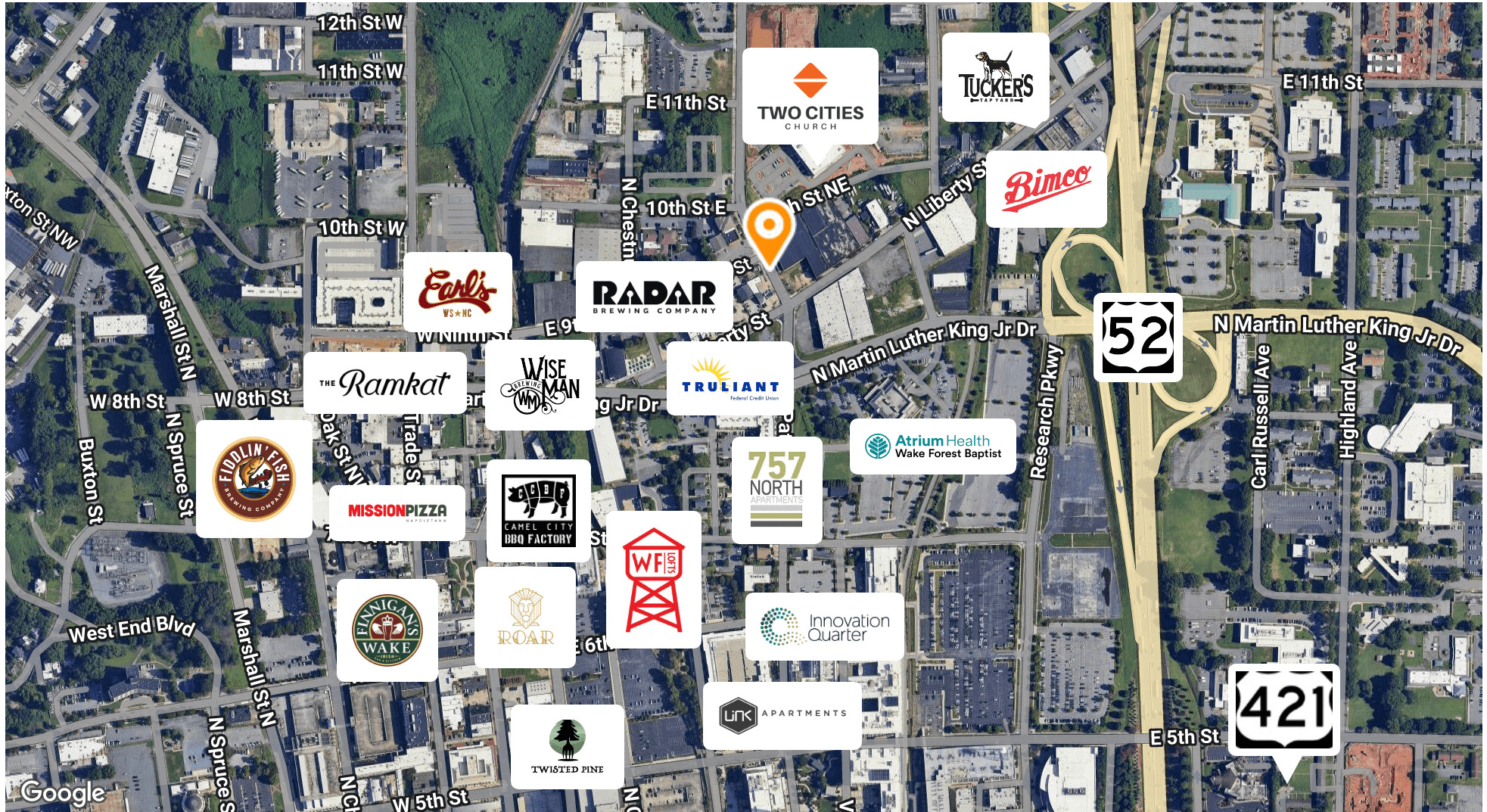
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<b>Address</b>	916 N. Patterson Avenue
<b>PIN</b>	6835-39-4802
<b>Property Type</b>	Warehouse
<b>Building Size</b>	±80,046 SF
<b>Lot Size</b>	2.31 Acres
<b>Zoning</b>	GB
<b>Year Built</b>	1958
<b>Drive/Dock Doors</b>	6 Drive-in   9 Dock

## PROPERTY HIGHLIGHTS

- Rare downtown Winston-Salem warehouse opportunity
- Prime access to US-52/US-421
- Situated at N. Patterson Avenue and Liberty Street
- Multiple drive and dock doors
- Clear height approximately 17 feet
- Dry Sprinkler
- On-site secure parking available
- Adjacent to approved 270-unit multi-family development

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**SALE PRICE:** \$2,900,000  
**LEASE RATE:** \$3.75 SF/YR  
 (NNN)

## LOCATION INFORMATION

**Street Address** 916 N. Patterson Avenue  
**City, State, Zip** Winston-Salem, NC 27101

## PROPERTY INFORMATION

**Property Type** Warehouse  
**Zoning** GB  
**Lot Size** 2.31 Acres  
**Building Size** ±80,046 SF



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