

6220 HACKERS BEND COURT, SUITE A/B - WINSTON-SALEM, NC

FLEX SPACE FOR LEASE



PROPERTY DESCRIPTION

Versatile industrial/flex space for lease in Winston-Salem, near Clemmons! The suite is $\pm 10,000$ SF and has bonus space in the ± 900 SF mezzanine level. It also features a lobby/reception area, 7 private offices, a conference room, 2 restrooms, 1 dock door (12'), and 2 drive-in doors (14'). Located in a fenced/secured industrial park with ample parking. Only 1.2 miles from I-40 and Lewisville Clemmons Road.

OFFERING SUMMARY

Lease Rate	\$9.50 SF/yr (NNN)
Available SF	$\pm 10,000$ SF

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LOCATION INFORMATION

Street Address	6220 Hackers Bend Court, Suite A/B
City, State, Zip	Winston-Salem, NC 27103

PROPERTY INFORMATION

Property Type	Flex/Industrial
Zoning	GI
Lot Size	4.19 Acres
Available SF	±10,000 SF
Dock Doors	1 (12 ft)
Drive-In Doors	2 (14 ft)
Ceiling Height	16 ft
Year Built	1996
Parking	Ample
NNN Expenses	\$1.53 psf



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