

315 Cassell Street

WINSTON-SALEM, NORTH CAROLINA 27107



Cassell St

Starlight Dr



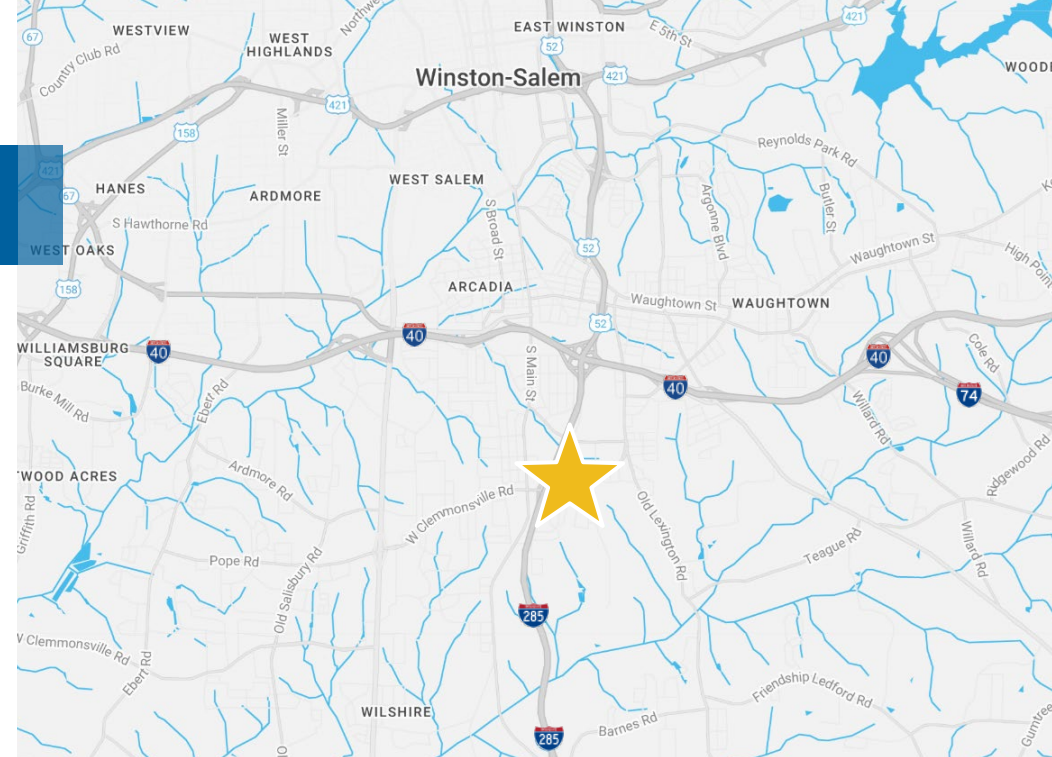
Available for Lease

+/- 114,573 SF Industrial Building on +/- 4.15 AC

Property Highlights

Whiteside Properties is pleased to offer 315 Cassell Street for lease. This +/- 114,573 SF industrial facility sits on +/- 4.15 acres and includes warehouse space, private offices, a breakroom, locker room, shop, and storage. Built in 1970, it features 10 dock-high doors and a clear height of 16'-18'. With convenient access to I-285, I-40, and the Winston-Salem area, this property is well-suited for a range of industrial uses.

Address	315 Cassell St, Winston-Salem, NC 27107
Availability	Available for Lease
Asset Class	Industrial
Square Footage	+/- 114,573 SF
Acreage	+/- 4.15 AC +/- 1.40 AC Additional Lot
Parcel ID	6834-50-7759 (Forsyth County)
Year Built	1970
Doors	(10) Dock High Doors
Clear Height	16' - 18'
Lease Rate	\$5.25/SF



Demographics



59,053 Population - 3 mile
134,523 Population - 5 mile



\$64,394 Average Household Income - 3 mile
\$77,996 Average Household Income - 5 mile

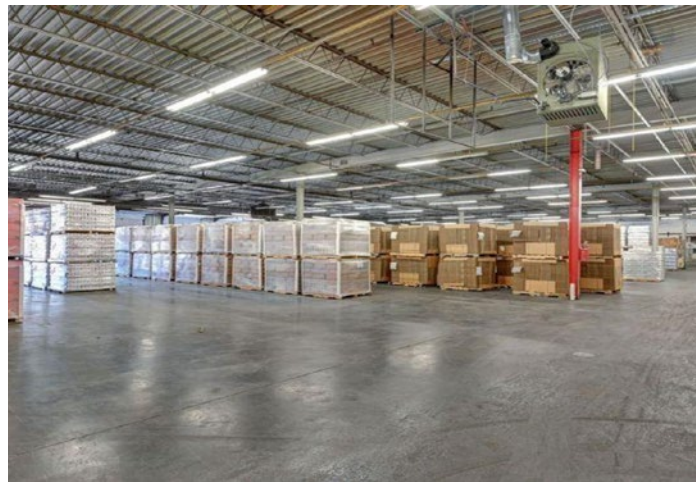
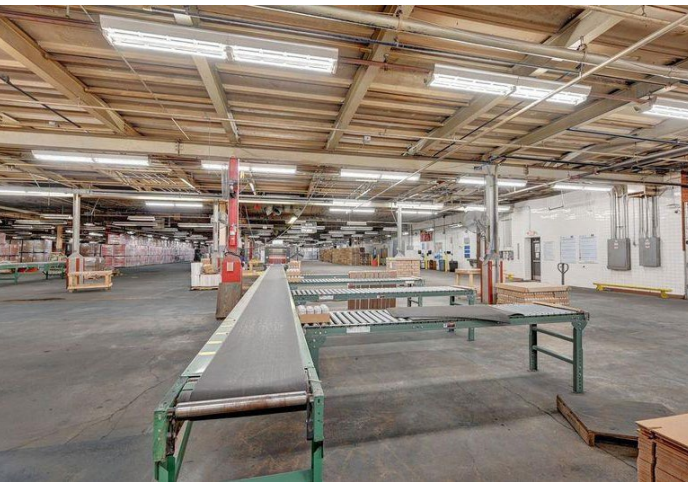


22,878 Households - 3 mile
55,975 Households - 5 miles



18,135 Employees - 3 mile
111,399 Employees - 5 mile





Property Photos

Floor Plan

Total Building
+/- 114,573 SF

Warehouse
+/- 92,440 SF

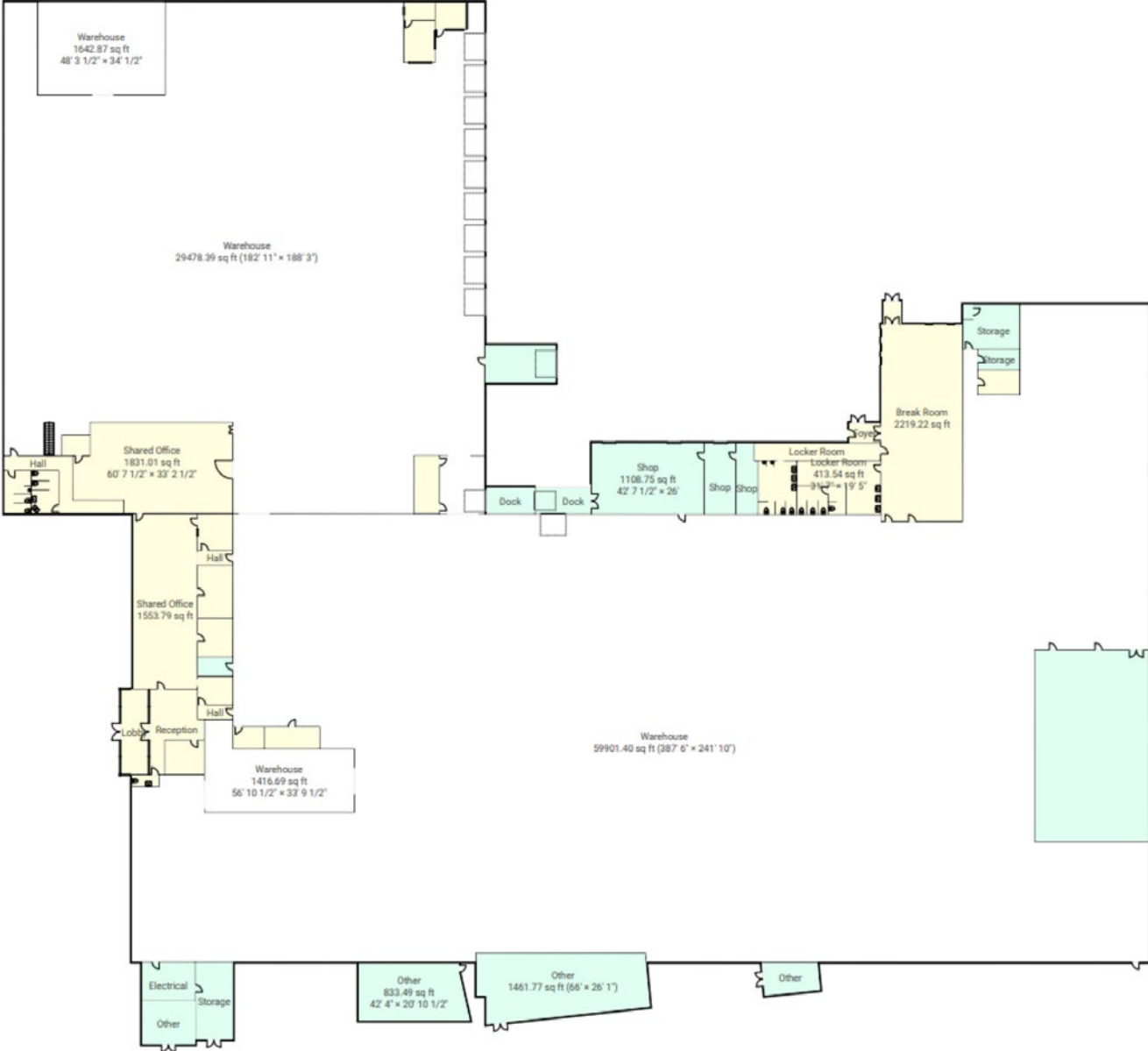
Office
+/- 3,385 SF

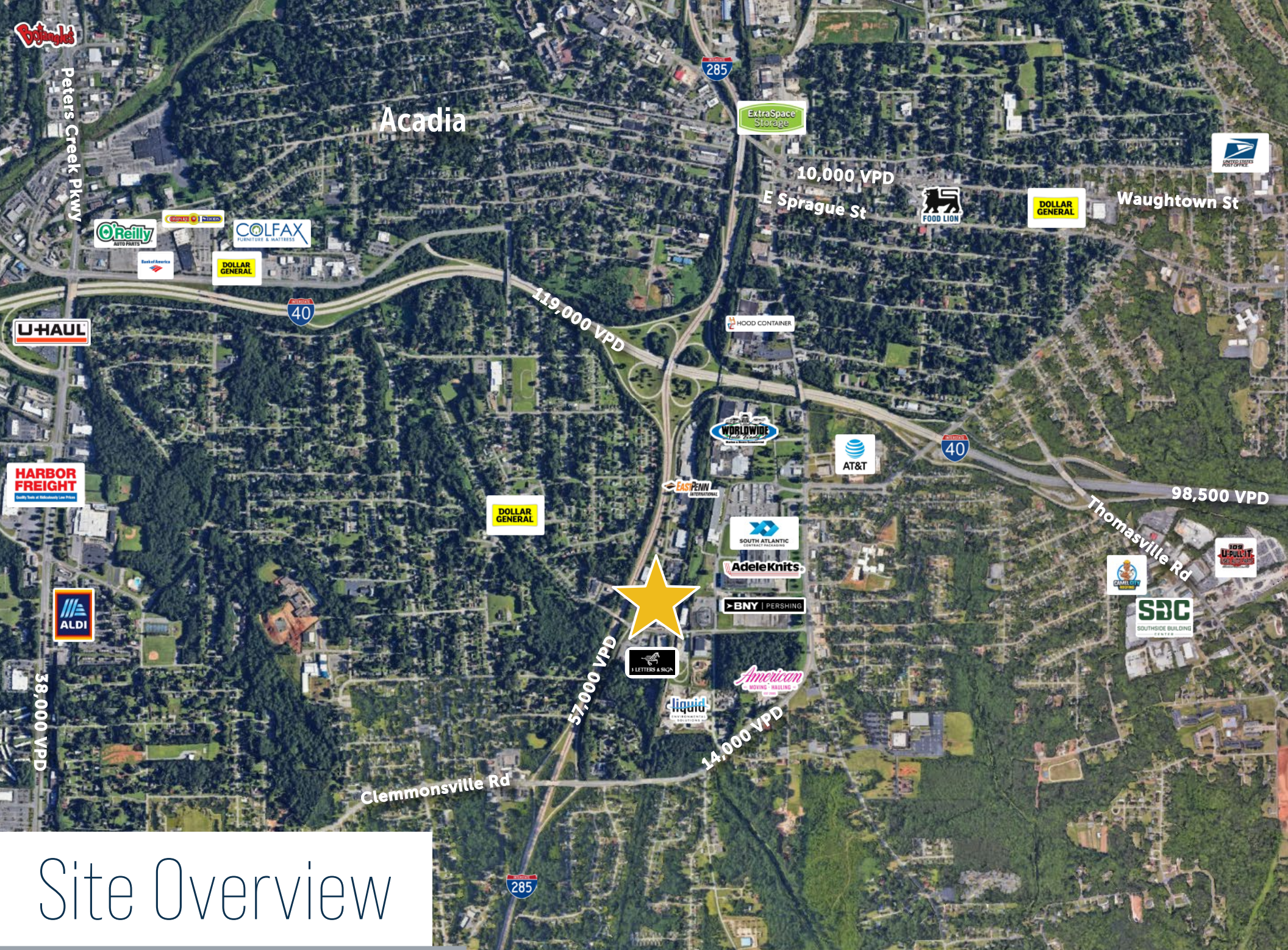
Breakroom
+/- 2,220 SF

Locker Room/Other
+/- 2,708 SF

Shop
+/- 1,109 SF

**Lobby/Storage/
Reception/Other**
+/- 12,695 SF





Acadia

285

ExtraSpace Storage

10,000 VPD

E Sprague St



DOLLAR GENERAL

Waughtown St



Peters Creek Pkwy



DOLLAR GENERAL

40

119,000 VPD



U-HAUL



40

HARBOR FREIGHT



98,500 VPD

Thomasville Rd

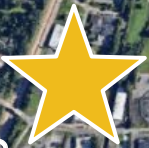
DOLLAR GENERAL



AdeleKnits



38,000 VPD



BNY | PERSHING



SBC SOUTHSIDE BUILDING CENTERS



American MOVING & HAULING



14,000 VPD

Clemmons Rd

285

Site Overview



Cassell St

Starlight Dr

Contact for Details:

Thomas Hipp, SIOR
thomas@whitesidecre.com
M: (803) 608-2383

Daniel Marsha
daniel@whitesidecre.com
M: (803) 606-9553

Tucker Hicks
tucker@whitesidecre.com
M: (704) 222-1033

Stafford Barton
stafford@whitesidecre.com
O: (704) 347-4676

