



FOR LEASE

**WELL LOCATED WAREHOUSES AVAILABLE
STRATFORD ROAD INDUSTRIAL PARK**

191 BUDD BOULEVARD - 33,802 +/- SF AVAILABLE
199 BUDD BOULEVARD - 57,600 +/- SF AVAILABLE

**ABNER WRIGHT
LEE CHEWNING**

336-768-4410
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FREEMAN | COMMERCIAL REAL ESTATE

BUDD BLVD. INDUSTRIAL

2 BUILDINGS FOR LEASE

191 BUDD BLVD.
33,802 +/- SF AVAILABLE
(warehouse & small office)

199 BUDD BLVD.
57,600 +/- SF AVAILABLE
(warehouse & office)

Budd Blvd Industrial Park is ideally situated in Winston-Salem, providing easy access to interstates, population hubs, and airports. With direct access to Interstate 40, this thriving commercial corridor connects to Highways 421, 52, I-285, I-74, and more. The Piedmont Triad International Airport is conveniently located less than 30 miles away, enhancing logistical efficiency. Furthermore, several ports that facilitate trans-Atlantic freight are within a day's drive.

Winston-Salem has become a focal point for distribution, logistics, and manufacturing tenants, driven by the Piedmont Triad region's prime location in North Carolina. The area boasts robust infrastructure and exceptional access to a skilled labor force, making it an attractive destination for businesses looking to thrive in manufacturing and logistics.



191 BUDD BOULEVARD WINSTON-SALEM, NC 27103

+ PROPERTY TYPE	Industrial/Warehouse
+ AVAILABLE SF+/-	33,802 +/- SF (warehouse/small office)
+ ZONING	G1
+ CLEAR HEIGHT	24'
+ DOCK DOORS	5
+ SPRINKLED	ORDINARY HAZARD WET SYSTEM
+ HEAT SOURCE	GAS
+ POWER	3 PHASE, 840 AMPS
+ LEASE RATE	\$7.00/NNN

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199 BUDD BOULEVARD WINSTON-SALEM, NC 27103

- + **PROPERTY TYPE** Industrial/Warehouse
- + **AVAILABLE SF+/-** 57,600 +/- SF
(53,855 SF warehouse/3,745 SF office)
- + **ZONING** GI
- + **CLEAR HEIGHT** 21.5' at eaves, 27.5' at peak
- + **DOCK DOORS** 7
- + **DRIVE-IN DOORS** 1
- + **SPRINKLED** ORDINARY HAZARD WET SYSTEM
- + **HEAT SOURCE** GAS
- + **POWER** 3 PHASE, 320 AMPS
- + **LEASE RATE** \$7.00/NNN

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