

INDUSTRIAL PROPERTY FOR LEASE

2451 WEST CLEMMONSVILLE ROAD



804.312.6435
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LOUIS-XAVIER BILODEAU

CITYPLAT
COMMERCIAL REAL ESTATE

PROPERTY SUMMARY

Winston-Salem, NC 27127

INDUSTRIAL PROPERTY FOR LEASE



PROPERTY DESCRIPTION

2451 West Clemmons Road presents a compelling industrial opportunity with expansive clear span interiors, robust loading infrastructure, and generous truck maneuvering. This well-positioned building delivers durable concrete floors, high bay ceilings, efficient lighting, and thoughtfully designed office/showroom areas at the entry. Multiple drive-in doors streamline inbound and outbound logistics while dedicated employee and visitor parking supports operations. The property stands ready for immediate occupancy with updated electrical service and reliable utilities, making it ideal for distribution, manufacturing, or value-add repositioning strategies by industrial investors seeking a high-functioning asset.

PROPERTY HIGHLIGHTS

- Finished Offices & Showroom
- 2 Drive-Ins
- Convenient & Accessible Location
- Customer & Employee Parking
- Mezzanine Storage

OFFERING SUMMARY

Lease Rate (SF):	\$10 SF/yr (NNN)
Available SF:	3,761 SF

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ADDITIONAL PHOTOS

Winston-Salem, NC 27127

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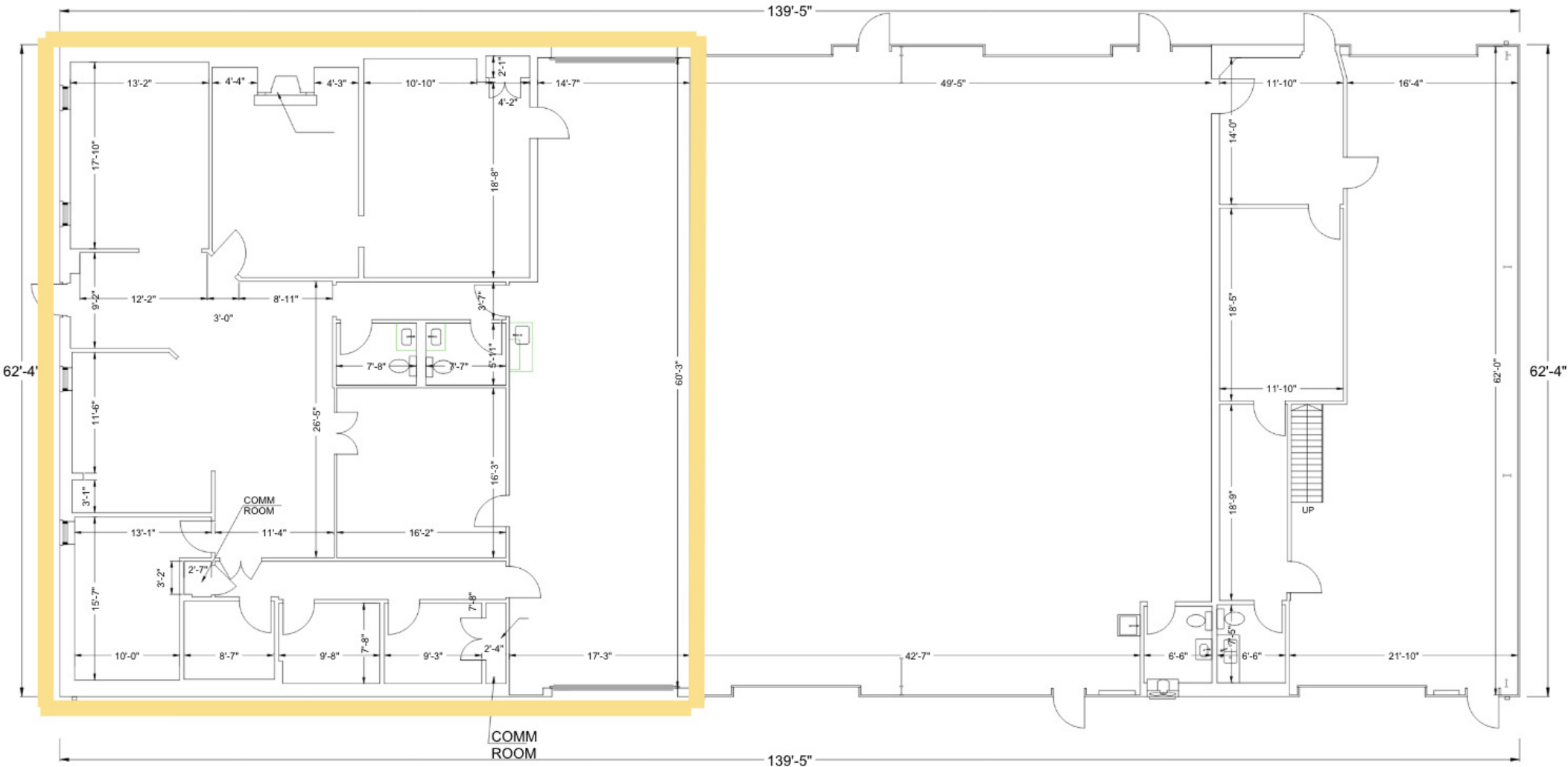
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FLOOR PLANS

Winston-Salem, NC 27127

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Suite A
RENTABLE AREA: 3,761 SF

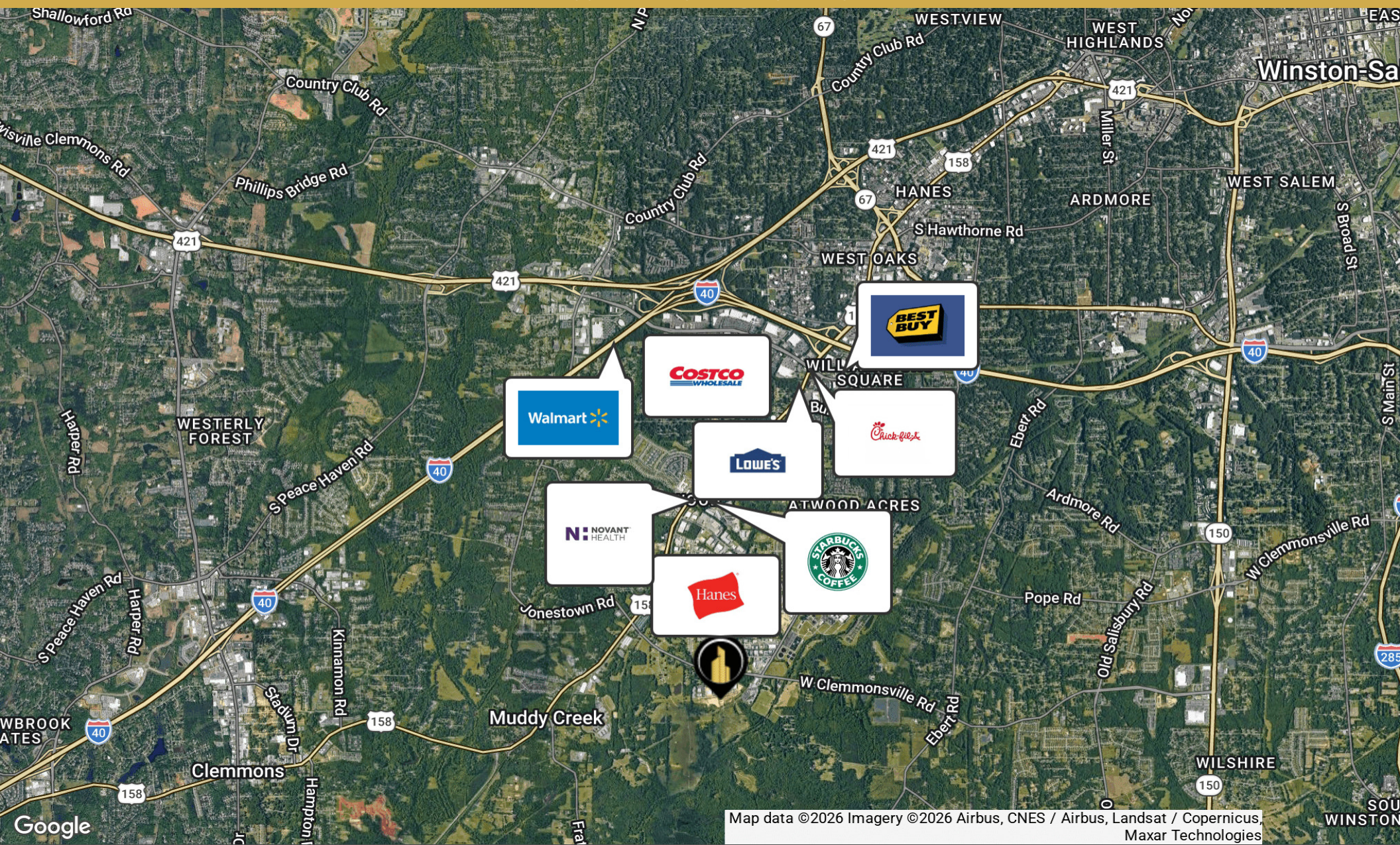
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LOCATION MAP

Winston-Salem, NC 27127

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by CityPlat Brokerage in compliance with all applicable fair housing and equal opportunity laws.