

WINSTON-SALEM, NC

3655 REED STREET

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INDUSTRIAL PROPERTY FOR SALE / LEASE



PROPERTY DESCRIPTION

±66,048 SF of functional warehouse space available in Winston-Salem - strategically located 1 mile from I-40 and under 2 miles from the junction of I-285/I-40 in a growing Triad region of North Carolina. The building is sprinklered and features 18'-22' clear ceiling heights, heavy power, plus multiple docks and drive-in doors. Ideal for any owner user or investor.

OFFERING SUMMARY

Sale Price:	\$4,850,000
Lease Rate:	\$6.50 SF/yr (NNN)
Building Size:	±66,048 SF

Dom Maggio

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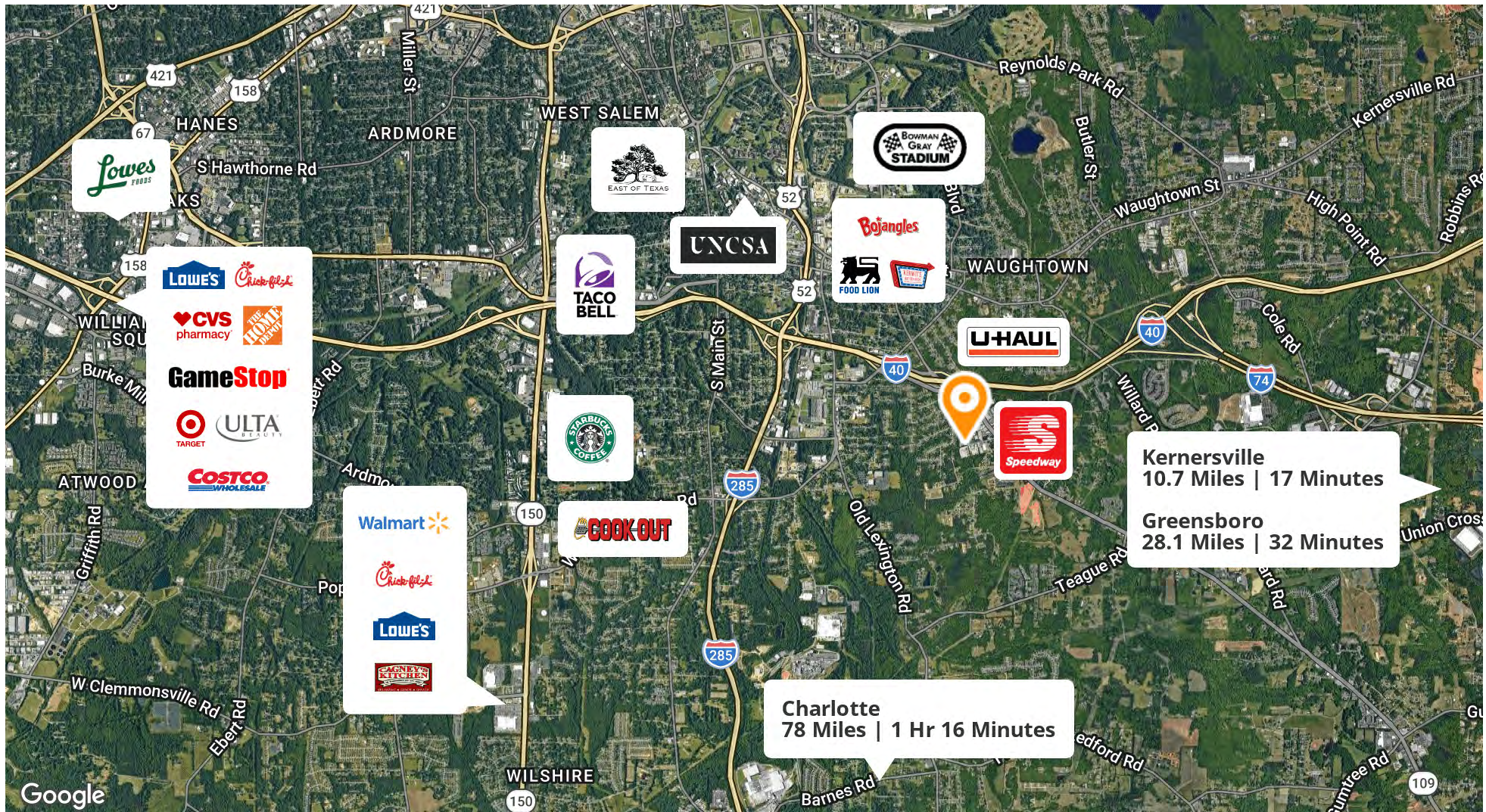
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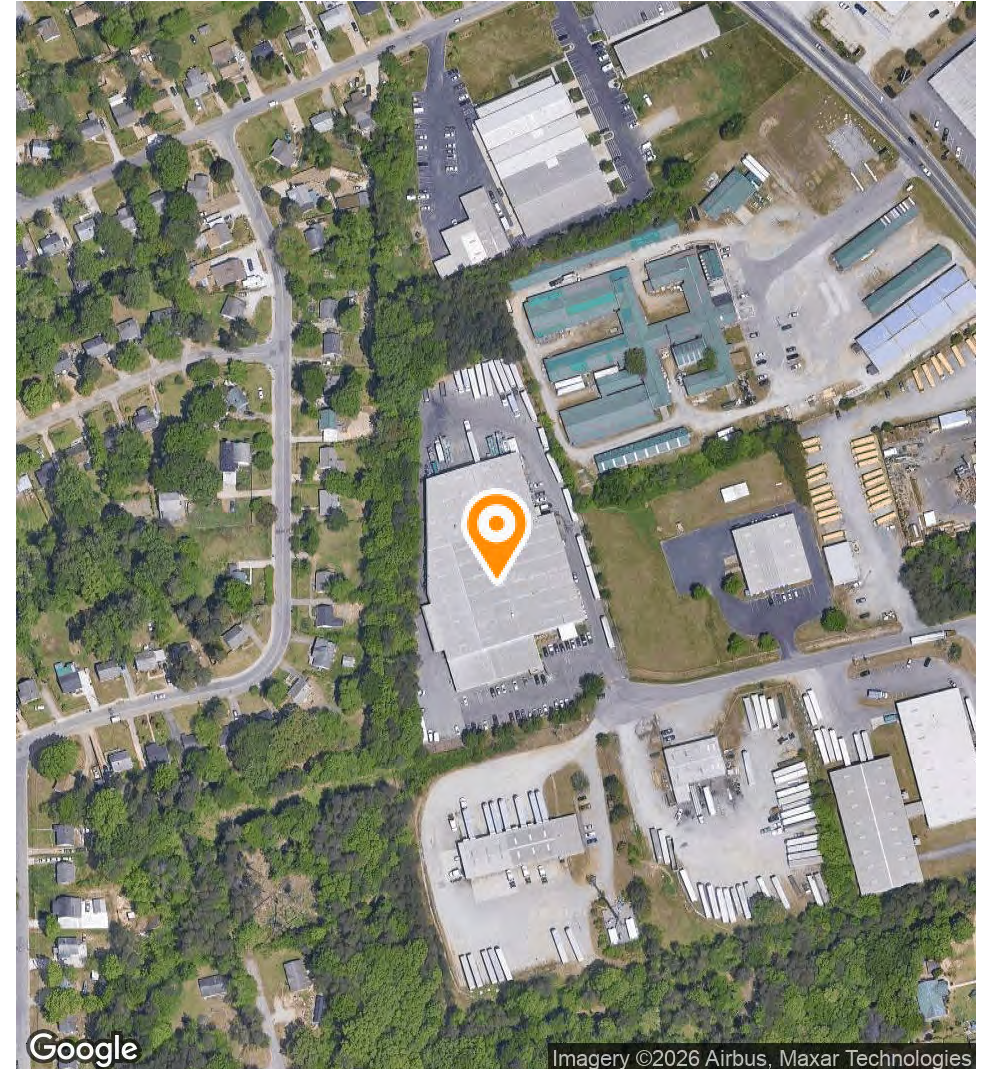
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PROPERTY HIGHLIGHTS

- ±66,048 Total SF (±7,000-8,000 SF Office- can be easily expanded or removed as needed)
- 8 Docks, 3 Drive-Ins
- 3 Phase, 1000+ Amp Power
- Fully Sprinklered, Partially Conditioned
- New LED Fixtures 2025
- New Industrial Fans 2026
- 4.89 AC (LI/LI-S Zoning)



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LOCATION INFORMATION

Street Address	3655 Reed Street
City, State, Zip	Winston-Salem, NC 27107

PROPERTY INFORMATION

Property Type	Industrial
Zoning	LI/LI-S – Light Industrial / Light Industrial Special
Lot Size	4.89 Acres
Power Description	3-Phase, 208V, 200A
Building Size	±66,048 SF
Number of Dock High Doors	8
Number of Drive in Bays	3
Sprinkler Description	Fully Sprinklered
HVAC	Partially Conditioned
Parking	Ample Surface



SALE PRICE: \$4,850,000
LEASE RATE: \$6.50 SF/YR
(NNN)

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