

FOR LEASE

INDUSTRIAL & OUTDOOR STORAGE

3045 Indiana Avenue

Winston-Salem, NC 27105 · Forsyth County



15,164 SF

TOTAL BUILDING

2.4 AC

SECURED YARD

up to 25'

CLEAR HEIGHT



Three Buildings, One Yard

Three separate structures on a secured site



Fenced & Gated Gravel Yard

2.4 acres of secured outdoor storage for equipment, vehicles and trailers



GI Zoning · IOS-Ready

Strong GI zoning located approx. 1 mile from US-52

BUILDING SIZE

15,164 SF

LOT SIZE

2.4 AC

YEAR BUILT / RENOV.

1975 / 2016

ZONING

GI

DOORS

**6 Drive Ins +
1 Dock**

OFFICE SPACE

2,000 SF

CONSTRUCTION

Masonry + metal

LEASE TERM

Flexible



SITE / PARCEL MAP

BUILDING FEATURES

Central Air Conditioning

CCTV Security

Partitioned Offices

Secure Storage Yard

Private Restrooms

Plug & Play

Wi-Fi Connectivity

LEASE RATE
Upon Request

AVAILABLE
October/November 2026

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3045 Indiana Ave, Winston-Salem, NC 27105 ±1 Mile to US-52 · Minutes to Downtown Winston-Salem