



KEY FEATURES

- Small industrial spaces starting as small as ±250 RSF
- Tenants share access to professional office, bathroom, breakroom, and conference room
- 24/7 tenant access with security cameras
- Fork lift available on site
- Dock height and ramp access
- Each industrial area has power and fenced for security

INDUSTRIAL/FLEX

FOR LEASE

FACTURE @ BLDG 87

790 NE 21st Street

Winston Salem, NC 27101

Facture provides work spaces for small businesses that produce, sell, or service the local economy! These small industrial flex space units are located on the north side of Downtown Winston-Salem. The property is located in close proximity to other major manufacturing/industrial users such as PET Dairy, Smith Phillips Building Supply, Parrish Tire, Krispy Kreme, and other distribution facilities.

Perfect for small businesses needing storage space, small-scale manufacturing, assembly e-commerces pick & ship, bottling or canning lines, etc. Shared spaces include offices, a conference room, equipment wash room, and breakroom.

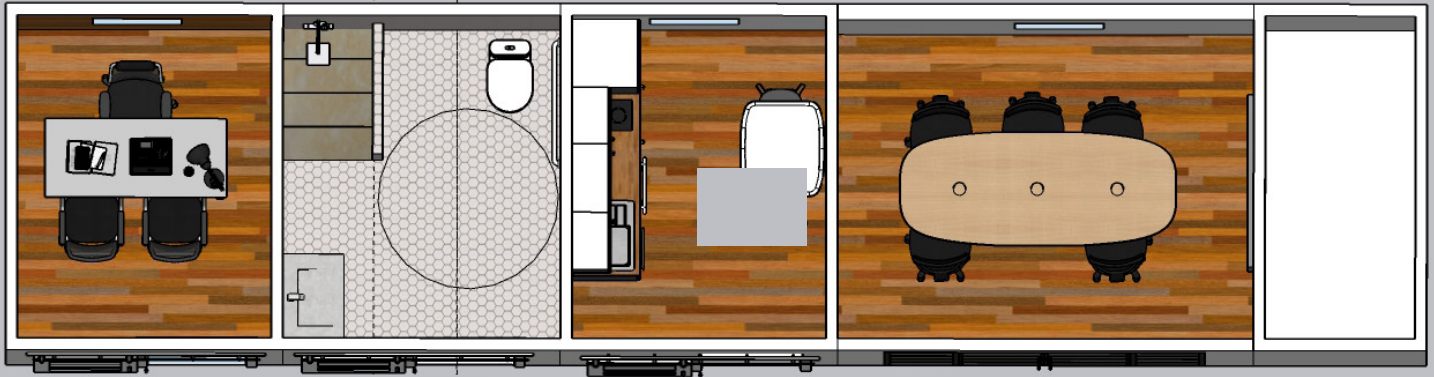
Tenants pay one flat rate and have access to your own secured area as well as shared areas for private or client meetings. No additional fees for utilities or internet. Just one single rate that meets your budget. This is the next generation of work spaces!

LEARN MORE ABOUT THIS PROPERTY

BRAD KLOSTERMAN

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*Conceptual layout as of 2/14/2023. Final layout may vary. Estimated delivery date 7/2023.

FACTURE @ BLDG 87

LOCATION

Address	790 NE 21 st Street				
City	Winston-Salem	Zip	27105	County	Forsyth

PROPERTY DETAILS

Property Type	Industrial	Dimension ±	116 x 135	Acres ±	3.92
Available SF ±	15,000	Restrooms ±	1	Floors ±	1
Building SF ±	75,000	Year Built ±	1920	Flooring	Concrete
Roof	TPO	Building Exterior	Metal	Bay Size ±	20
Docks ±	1	Drive-Ins ±	1		

UTILITIES

Electrical	Duke	Sewer	Municipal	Water	Municipal
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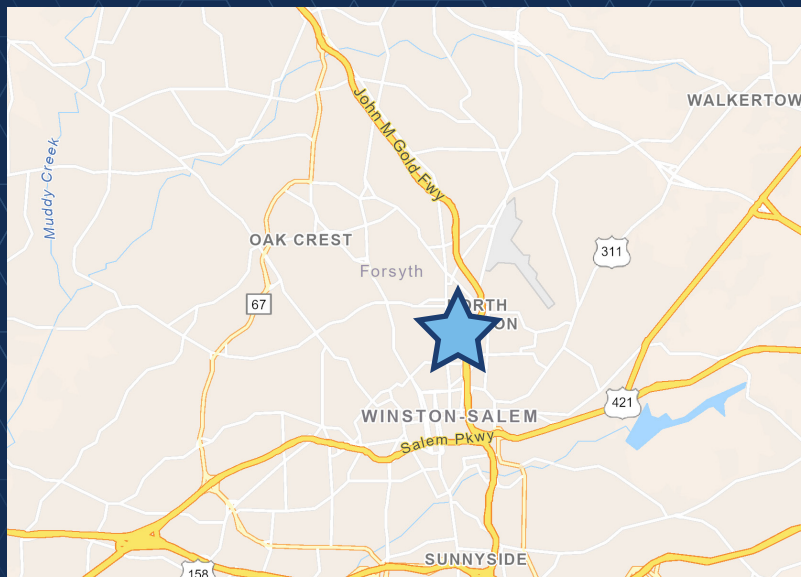
TAX INFORMATION

Zoning	LI	Tax PIN	6836-44-2475
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PRICING & TERMS

Rent/Month ±	Starting at \$450	SF Available ±	250-1,500	Lease Type	FS
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*Ask about our discounted rates while we are under construction.



LOCATION FEATURES

- Located just north of Winston-Salem's CBD core
- Notable nearby tenants include PET Dairy, Krispy Kreme Mix & Distribution Plants, Parrish Fleet Services, and Smith Phillips Building Supplies all within 0.25 miles from the property
- Convenient access to Hwy-52
- Fenced & secured with 24/7 monitoring
- Nearby investment over \$80 million