



KEY FEATURES

- ±9,000 SF Clearspan Warehouse
- 2 - 10' x 10' Roll Up Doors
- 15'6" Clear Height
- Covered Loading Dock with 2 Levelers
- Additional Shed and Compressor Rooms (Not in Square Footage)
- 2 Restrooms
- For Sale | \$675,000
- For Lease | \$6.95 PSF

WAREHOUSE

FOR SALE OR LEASE

3500 FRIENDSHIP LEDFORD ROAD

3500 Friendship Ledford Road
Winston Salem, NC 27107

Excellent lease opportunity on a small warehouse in southeast Winston-Salem. This 9,000 SF clearspan warehouse has 2 - 10'x10' roll up doors with a large covered loading platform. In addition to the warehouse, there is an attached shed and compressor room, not counted in the square footage.

LEARN MORE ABOUT THIS PROPERTY

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3500 FRIENDSHIP LEDFORD ROAD

LOCATION

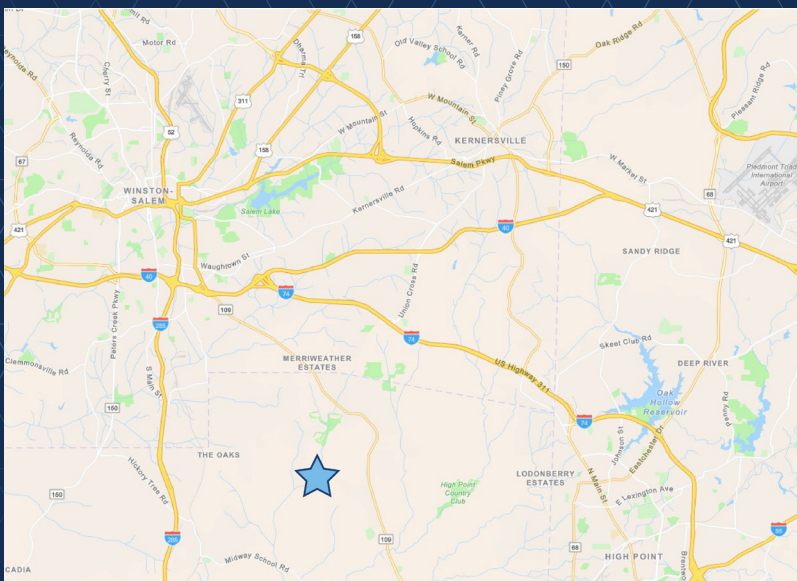
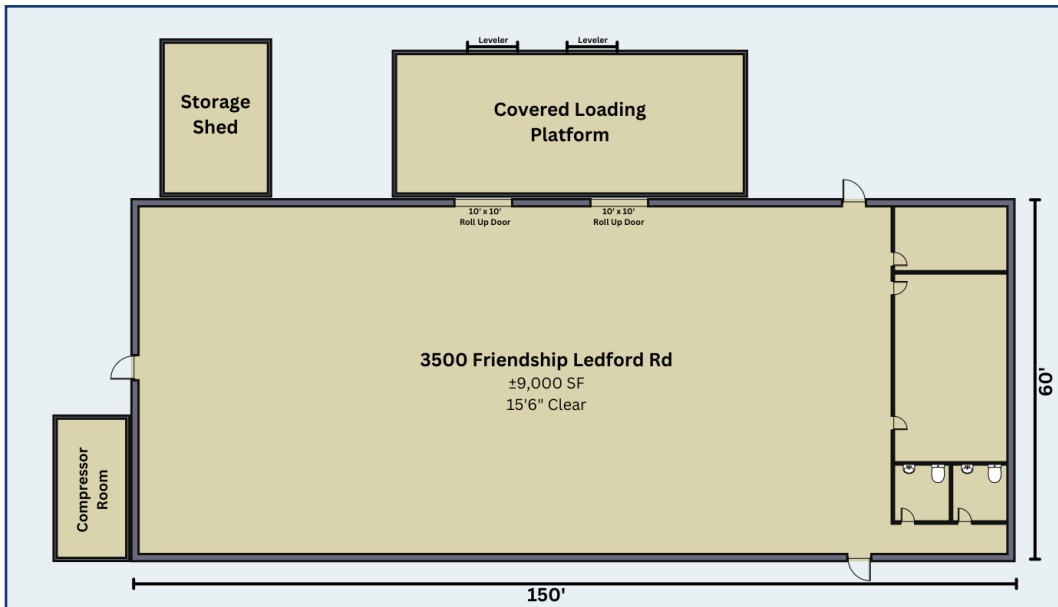
Address	3500 Friendship Ledford Road			City	Winston-Salem
State	NC	Zip	27107	County	Davidson

PROPERTY DETAILS

Property Type	Industrial	Acres ±	2.06	Avail SF ±	9,000
Restrooms ±	2	Ceiling Height	15'6"	Docks	2

TAX INFO / PRICING & TERMS

Zoning	LI - Light Industrial	Lease Rt/SF	\$6.95 PSF	Lease Type	NNN
Price	\$675,000				



LOCATION FEATURES

- Located on the corner of Friendship–Ledford Rd & Mostinger Rd
- 5 miles from I-74 (Union Cross Exit)
- Less than 7 miles from I-128