



FOR SALE

300 & 315 Cassell Street, 3146

Starlight

Winston Salem, NC



FEATURES

- 3 Buildings
 - Building 1 - 112,089 SF
 - Building 2 - 40,000 SF
 - Building 3 - 15,240 SF
- 3,000 +/- SF Office
- 19 Dock High Doors
- Drive-In Doors
 - 2 (14' x 22')
 - 2 (14' x 14')
- Clear Height Varies
- 40' x 40' Column Spacing
- Fluorescent

FOR SALE - 167,329 SF



For more information, contact:

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PROPERTY INFORMATION

SQUARE FOOT BREAKDOWN

- Building 1 - 112,089
Warehouse - (32,400)
- Building 2 - 40,000
- Building 3 - 15,240

167,329 SF Total

YEAR BUILT

- Building 1 - 1970
- Building 2 - 2005
- Building 3 - 1966/1978

ZONING

- LI (Light Industrial / Manufacturing)

CONSTRUCTION

- Floors: Concrete, Brick, Floor Drains
- Walls: Block, Masonry, Tilt Up

CEILING HEIGHT

- Building 1 - 16'
- Building 2 - 16.5'
- Building 3 - 9'

COLUMN SPACING

- Building 1 - 40 x 40
- Building 2 - 40 x 40

LIGHTING

- Fluorescent

FIRE PROTECTION

- Building 1 - Wet System
- Building 2 - Wet System
- Building 3 - None

HVAC

- Office: 100% HVAC
- Warehouse: Radiant gas heaters
- Exhaust fans

DOCK HIGH DOORS

- Building 1 - **10**
- Building 2 - **9**
- Building 3 - **1**

DRIVE-IN DOORS

- Building 1 - **0**
- Building 2 - **2**
- Building 3 - **0**

UTILITIES

- Electricity (2,000 amp), water, and sewer by City of Winston Salem

AUTOMOBILE PARKING

- Ample

MAJOR HIGHWAYS

- I-40 less than a mile & Highway 8 less than a mile

ASKING PRICE

- Best Offer

ADDITIONAL AMENITIES

Building 1:

- Rail Spur - 560'
- 4 Silos
- 2 Bulk Tanks
- Cooler - 2,400 sf
- Large Locker Rooms
- 3 Oven Lines
- 1.5 Acre Expansion / Parking Area

Building 2:

- Truck Wash Bay
- In Place Racking
- Oversized Drive Ins

Building 3:

- Commercial Kitchen
- Offices
- Meeting Hall

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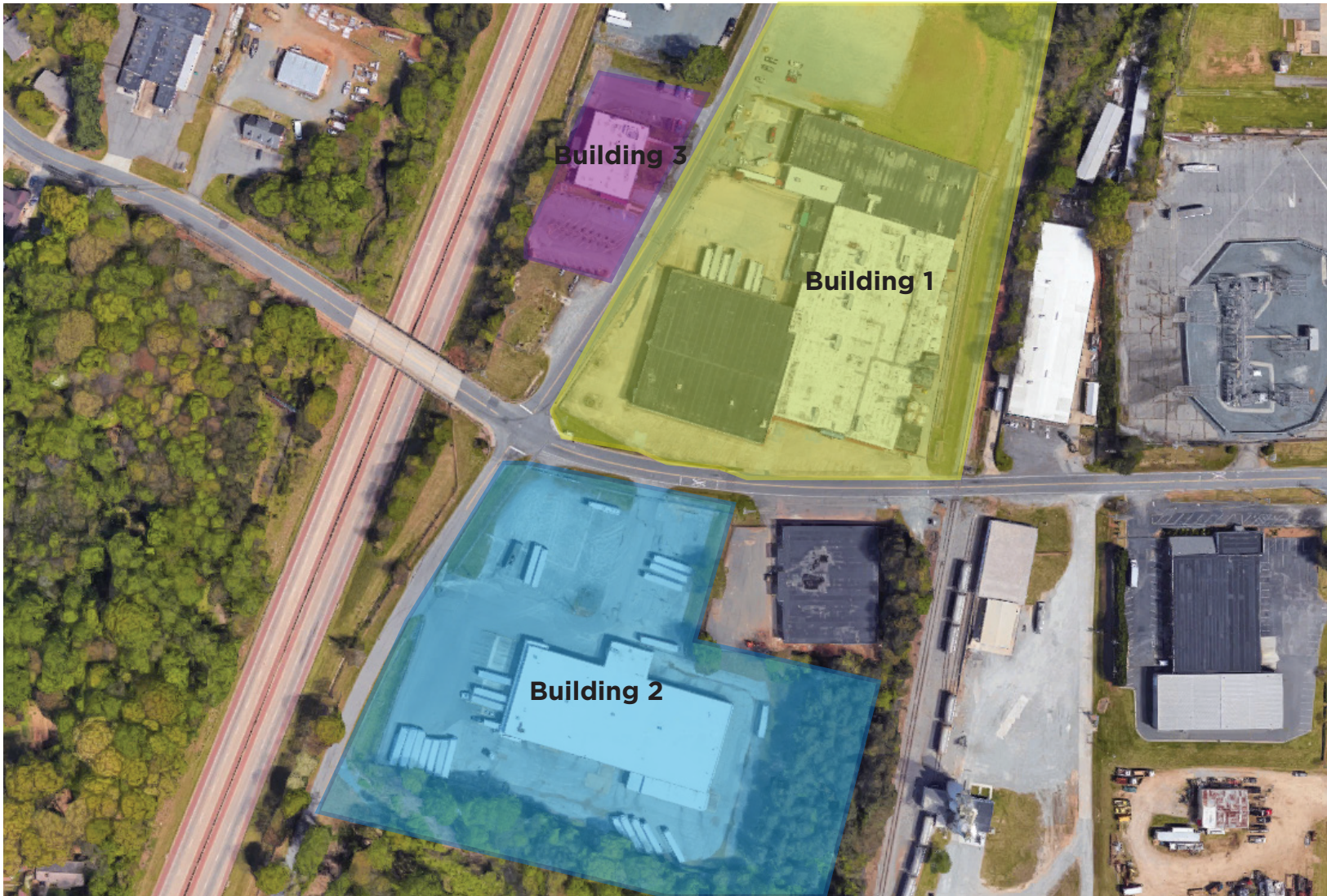


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BUILDING 1



BUILDING 2



BUILDING 3

