



## KEY FEATURES

- ±7,200 SF flex building (±3,015 SF warehouse)
- Convenient access to US 52, Salem Parkway and I-40
- 1 dock door (9' x 8') and 2 oversized drive-ins (14' x 12')
- ±18.5' ceiling height in the warehouse
- Storage yard over 1 acre
- Property is fully fenced with 2 gated access points

FLEX/INDUSTRIAL

FOR SALE OR LEASE

## PERIMETER POINT

319 Perimeter Point Blvd.  
Winston Salem, NC 27105

319 Perimeter Point Blvd. is a ±7,200 SF flex/industrial building situated on ±2.17 acres, with convenient access to US 52, Salem Parkway and I-40. The property was built in 1993, has been fully renovated and is zoned LI. The space is ideal for a business needing both office and warehouse space. This property is available for sale or lease, contact brokers for details.

### LEARN MORE ABOUT THIS PROPERTY

#### STEVE VALLOS

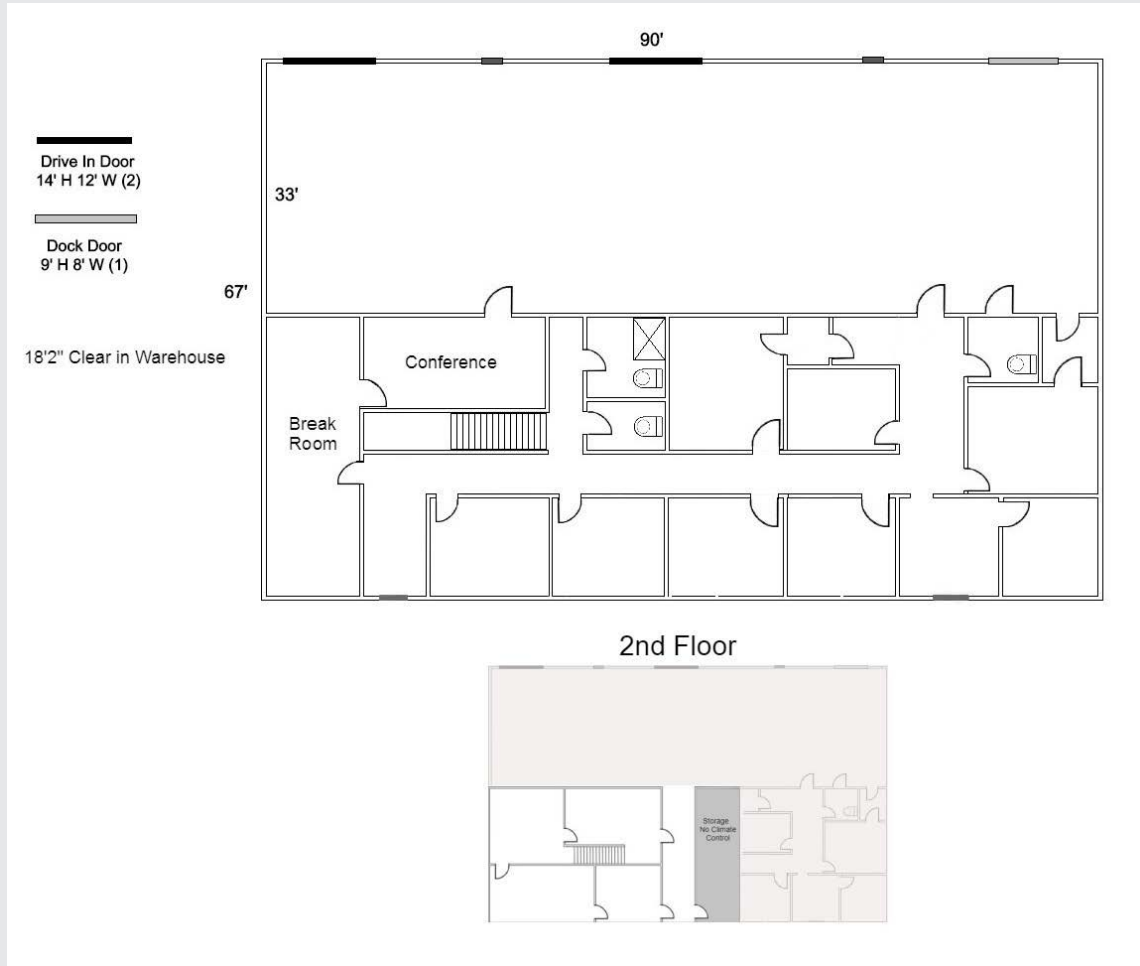
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#### JEFF ANDREWS, SIOR

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## PERIMETER POINT FLOOR PLAN



## PERIMETER POINT

### LOCATION

<b>Address</b>	319 Perimeter Point Blvd.	<b>City</b>	Winston-Salem	<b>State</b>	NC
<b>Zip</b>	27105	<b>County</b>	Forsyth		

### PROPERTY DETAILS

<b>Property Type</b>	Flex/Industrial	<b>Acres ±</b>	2.07	<b>Available SF±</b>	7,200
<b>Restrooms ±</b>	3	<b>Ceiling Height</b>	±18.5' Warehouse	<b>Floors</b>	2
<b>SF Per Floor ±</b>	F1 - ±6,030 / F2 ±1,170	<b>Building SF ±</b>	7,200	<b>Elevators</b>	NA
<b>Office SF ±</b>	4,185	<b>Docks</b>	1 Dock Door, 9'H x 8'W	<b>Warehouse SF ±</b>	3,015
<b>Drive-ins ±</b>	2 Drive-ins 14'H x 12'W	<b>Year Built</b>	1993	<b>Parking</b>	14 Spaces

### UTILITIES

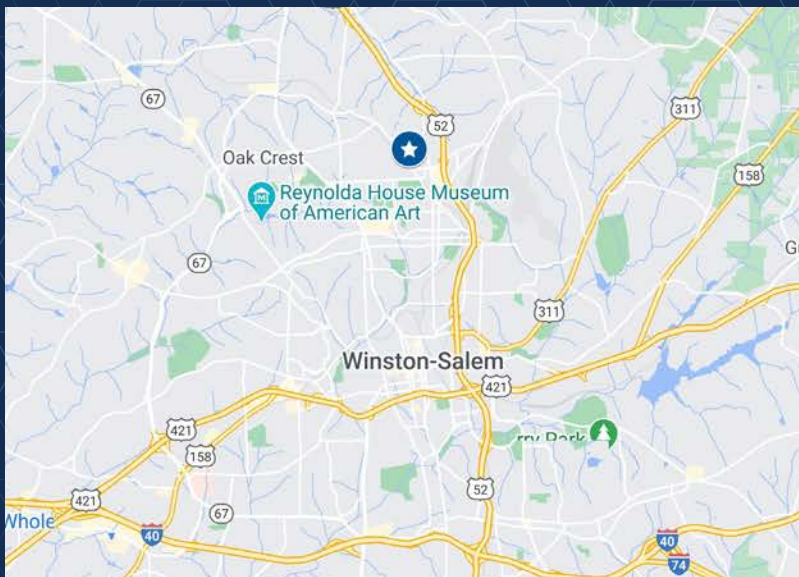
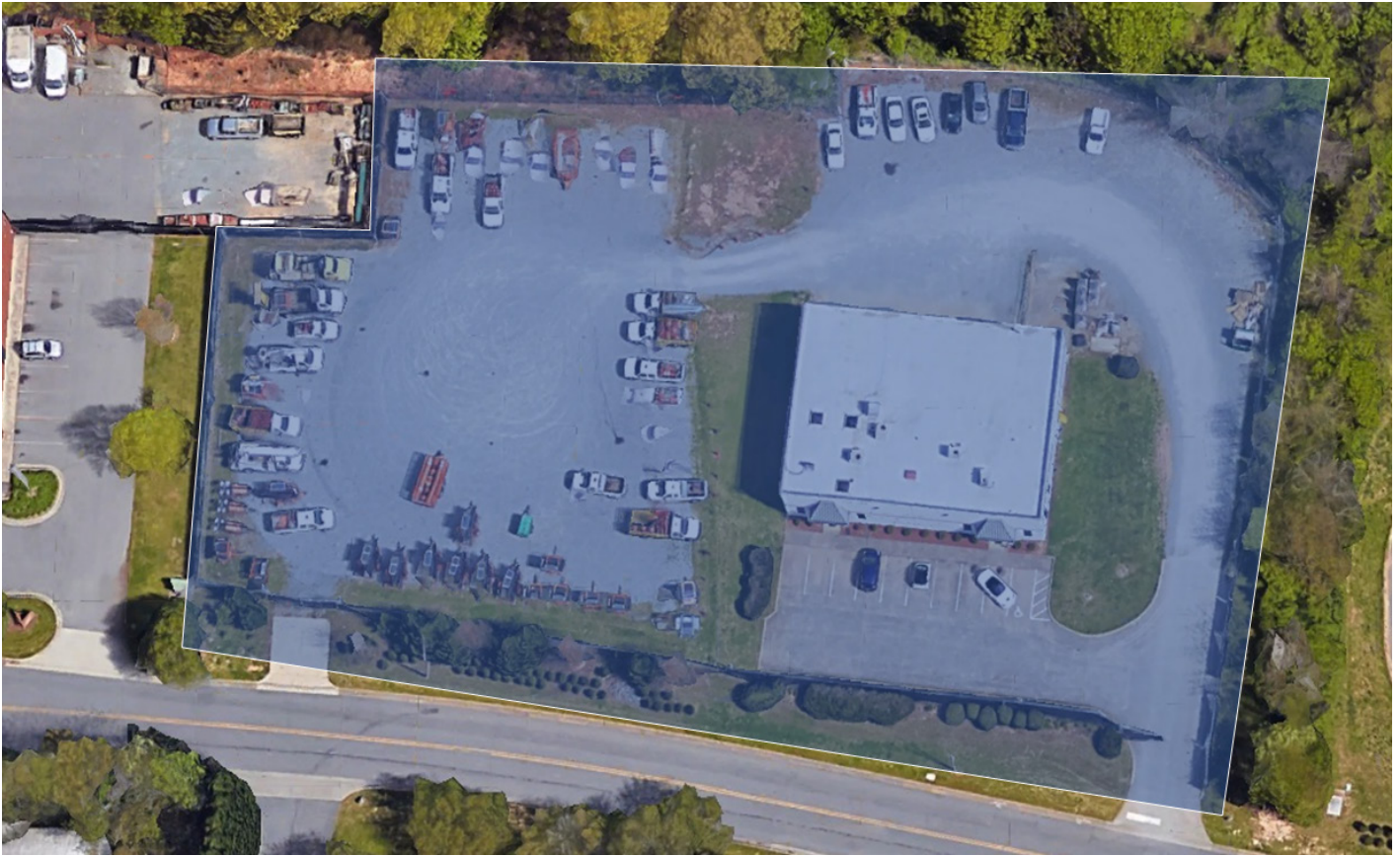
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### TAX INFORMATION

<b>Zoning</b>	LI	<b>Tax Pin</b>	6837-12-6365
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### PRICING & TERMS

<b>Price</b>	\$715,000	<b>Lease Rate/SF ±</b>	\$10.00	<b>Lease Type</b>	MG
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## LOCATION FEATURES

- Convenient access to US 52, Salem Parkway and I-40
- Great central location, just north of thriving downtown Winston-Salem, near the Winston-Salem Fairgrounds, Lawrence Joel Veterans Memorial Coliseum and Truist Field