



## KEY FEATURES

- 3 Buildings
- ±70,464 SF Industrial / Flex facility
- ±12,000 SF Freestanding Available
- Zoning: GI
- Wet sprinklers in some areas
- Ample Parking
- Docks, Drive-ins
- Excellent location in Historic West End Winston-Salem with convenient access to Downtown and Salem Parkway/Business 40

INDUSTRIAL / FLEX SPACE

FOR LEASE

## CANAL NORTHWEST

1064 Northwest Blvd.

Winston Salem, NC 27101



LEARN MORE ABOUT THIS PROPERTY

**JEFF ANDREWS**

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## CANAL NORTHWEST

### LOCATION

<b>Address</b>	1064 Northwest Blvd	<b>Zoning</b>	GI
<b>City</b>	Winston Salem	<b>Zip</b>	27101
		<b>County</b>	Forsyth

### PROPERTY DETAILS

<b>Property Type</b>	Industrial/Flex	<b>Floors</b>	1	<b>Parking</b>	Ample
<b>Avail SF ±</b>	12,000	<b>Docks</b>	Yes	<b>Drive-ins</b>	Yes
<b>Building SF ±</b>	70,464	<b>Year Built/Bldg Exterior</b>	1982 / Brick & Metal	<b>Sprinklered</b>	Wet in some areas

### UTILITIES

<b>Electrical</b>	Duke Energy	<b>Sewer</b>	City of WS	<b>Heat</b>	
<b>Water</b>	City of WS	<b>Air</b>	Yes	<b>Gas</b>	

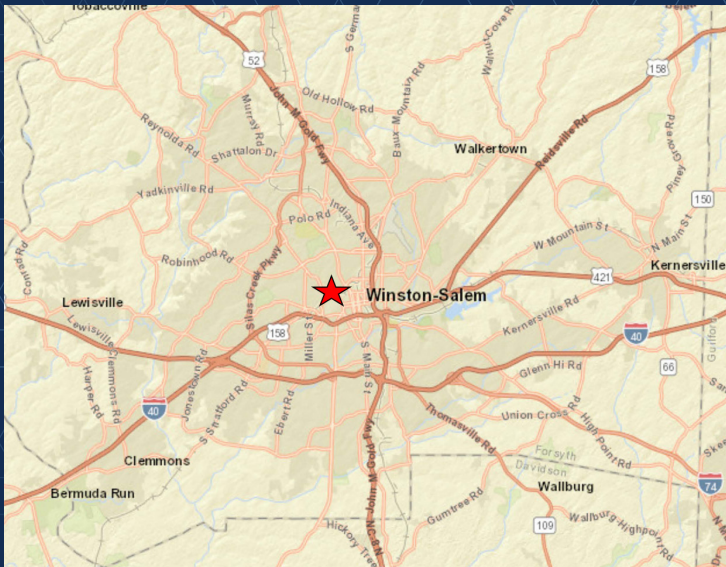
### PRICING & TERMS

<b>Lease Rt/SF±</b>	Contact Broker
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±12,000 SF FLEX SPACE AVAILABLE

FOR LEASE

±17,825 SF Freestanding Building



## LOCATION FEATURES

Excellent location in Historic West End Winston-Salem with convenient access to Downtown and Business 40