



KEY FEATURES

- Private & Secure Contractor / Storage Units
- Each unit includes lighting & electrical power
- Central Winston-Salem location
- Easy access to major local and regional roadways
- Pricing based on unit
- Asking Price \$250,000

LIGHT INDUSTRIAL / FLEX / RETAIL

LEASE / FOR SALE

627 BROOKSTOWN CONTRACTOR / STORAGE UNITS

627 Brookstown Avenue
Winston-Salem, NC 27101

Renovated for small contractor and/or storage units centrally located in Winston-Salem. Available units include smaller secured units with roll up doors to workshop space for contractors that need a more robust base location. Rental rate start at \$350/month, property also available to purchase for \$250,000.



LEARN MORE ABOUT THIS PROPERTY

BRAD KLOSTERMAN, CCIM

bradk@commercialrealtync.com

336.793.0890, ext 106



627 BROOKSTOWN FOR SALE OR LEASE

LOCATION

Address	627 Brookstown Avenue			City	Winston-Salem
State	NC	Zip	27101	County	Forsyth

PROPERTY DETAILS

Property Type	Industrial	Dimension	Variable	Acre ±	0.23
Avail SF ±	Variable	Ceiling Height ±	Variable	Parking	1 Per Unit
Building SF ±	2,820	Bay Size ±	8' x 8.5'	Flooring	Wood/Concrete
Drive-ins ±	3	Year Built	1934	Bldg Exterior	Metal

UTILITIES

Electrical	Duke	Sewer	Municipal	Heat	N/A
Water	Municipal			Gas	PNG

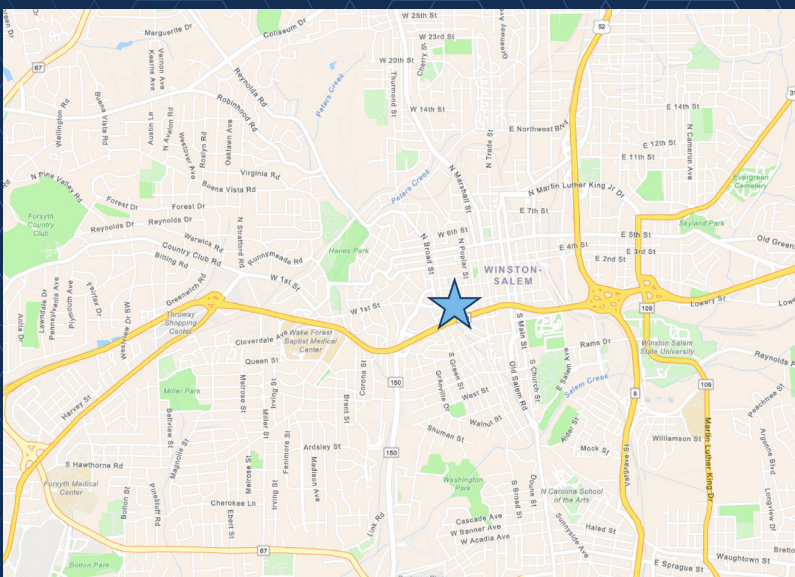
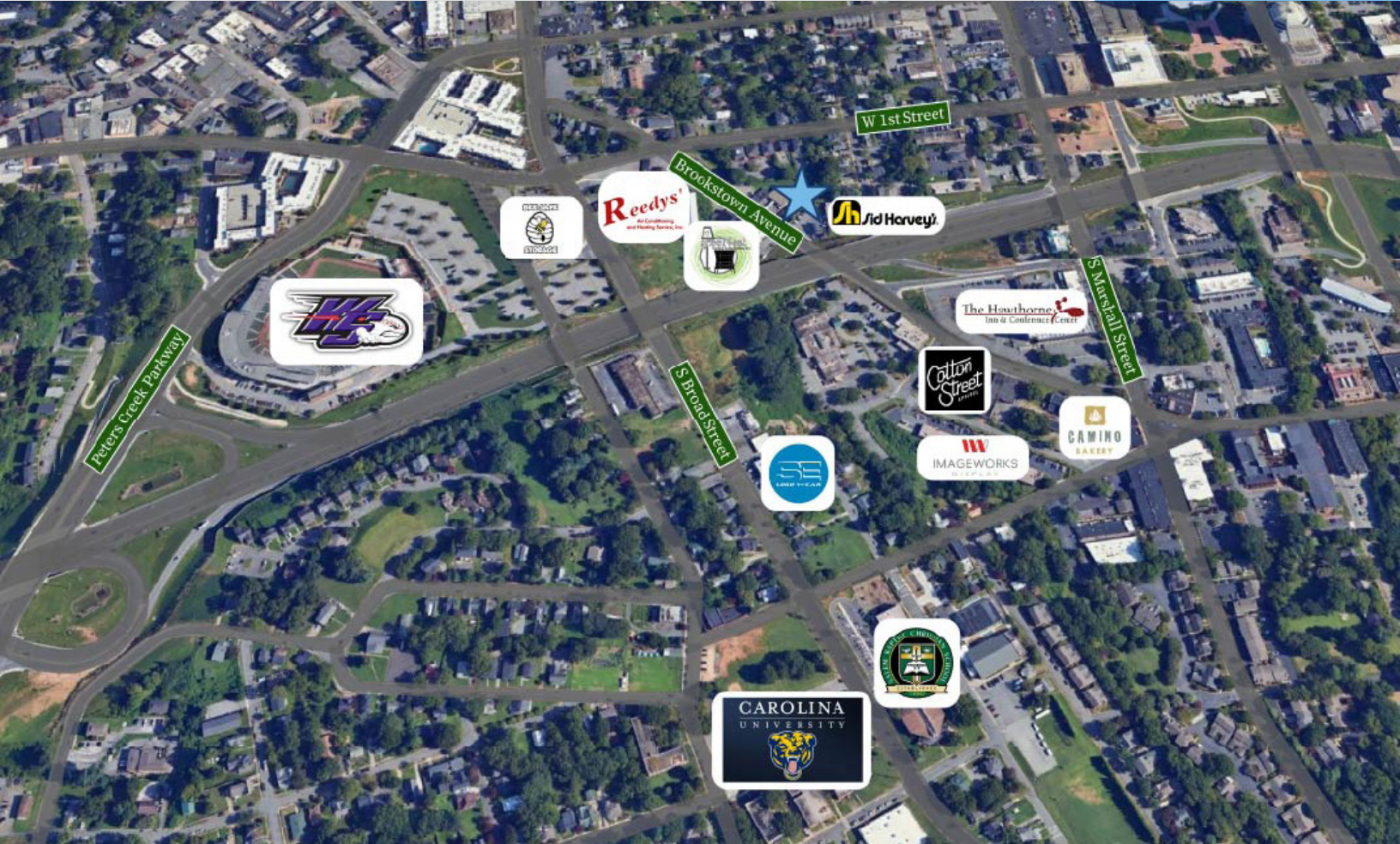
PRICING & TERMS

Rent/mth ±	Starts at \$350/month	Lease Type	MG / Flat Rate
For Sale	\$250,000 - currently one tenant in place		

Bay 1	±14'10" x 31'6" - contains bathroom and connection to additional leaseable area	\$450/mth
Bay 2	±10'2" x 31'6" - contains electrical outlet	\$350/mth
Bay 3	±8'7" x 31'6" - contains electrical outlet	\$350/mth
Workshop	±23'3" x 39'10" - contains electric small dock area and access to restroom	\$550/mth

INDUSTRIAL / FLEX

LEASE/ FOR SALE



LOCATION FEATURES

- 0.6 miles to eastbound Salem Parkway / 0.6 miles to westbound Salem Parkway
- 0.7 miles to US 52
- 20 miles to High Point University
- 10.7 miles to Kernersville, NC