



KEY FEATURES

- Flex Building converted to a Data Center
- ±10,000 Square Feet
- 2 Dock Doors (8' x10')
- 12' Clear - Peak
- 3 Phase Power
- Backup Generator - 3 Phase - 250 KW
- Wet Sprinklers
- Fully Conditioned

OFFICE/FLEX DATA CENTER

FOR SALE | \$875,000

WINSTON SALEM - OFFICE/FLEX DATA CENTER

4000 Brownsboro Road
Winston Salem, NC 27106

Great opportunity to purchase a well maintained office/flex data center in northern Winston-Salem. This ±10,000 SF building is situated on ±1.04 acres and features 2 dock doors and 12' ceiling clearance.

LEARN MORE ABOUT THIS PROPERTY

STEVE VALLOS

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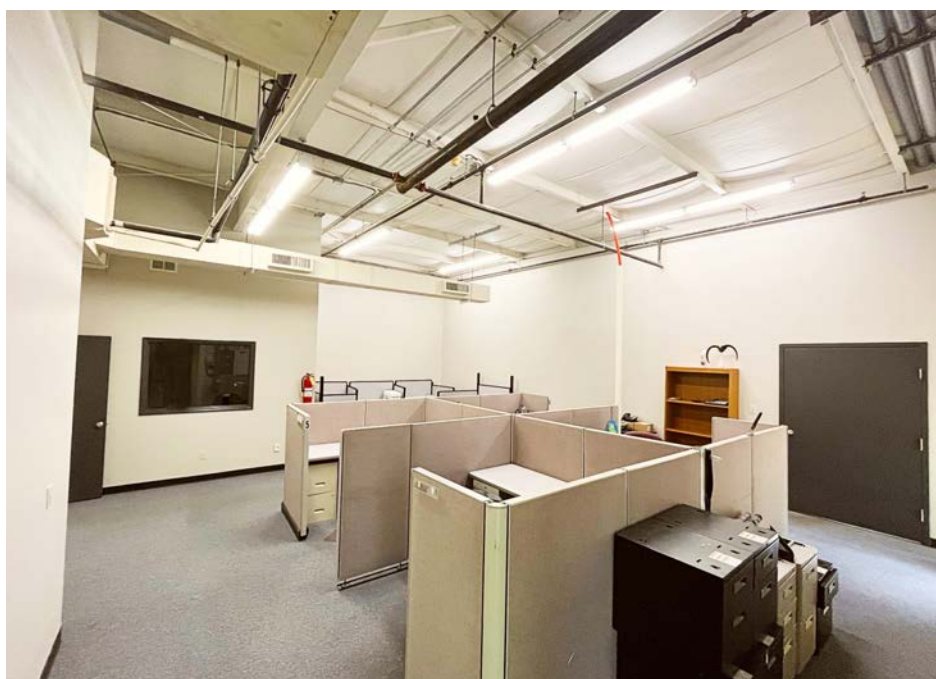
336.793.0890, ext 105

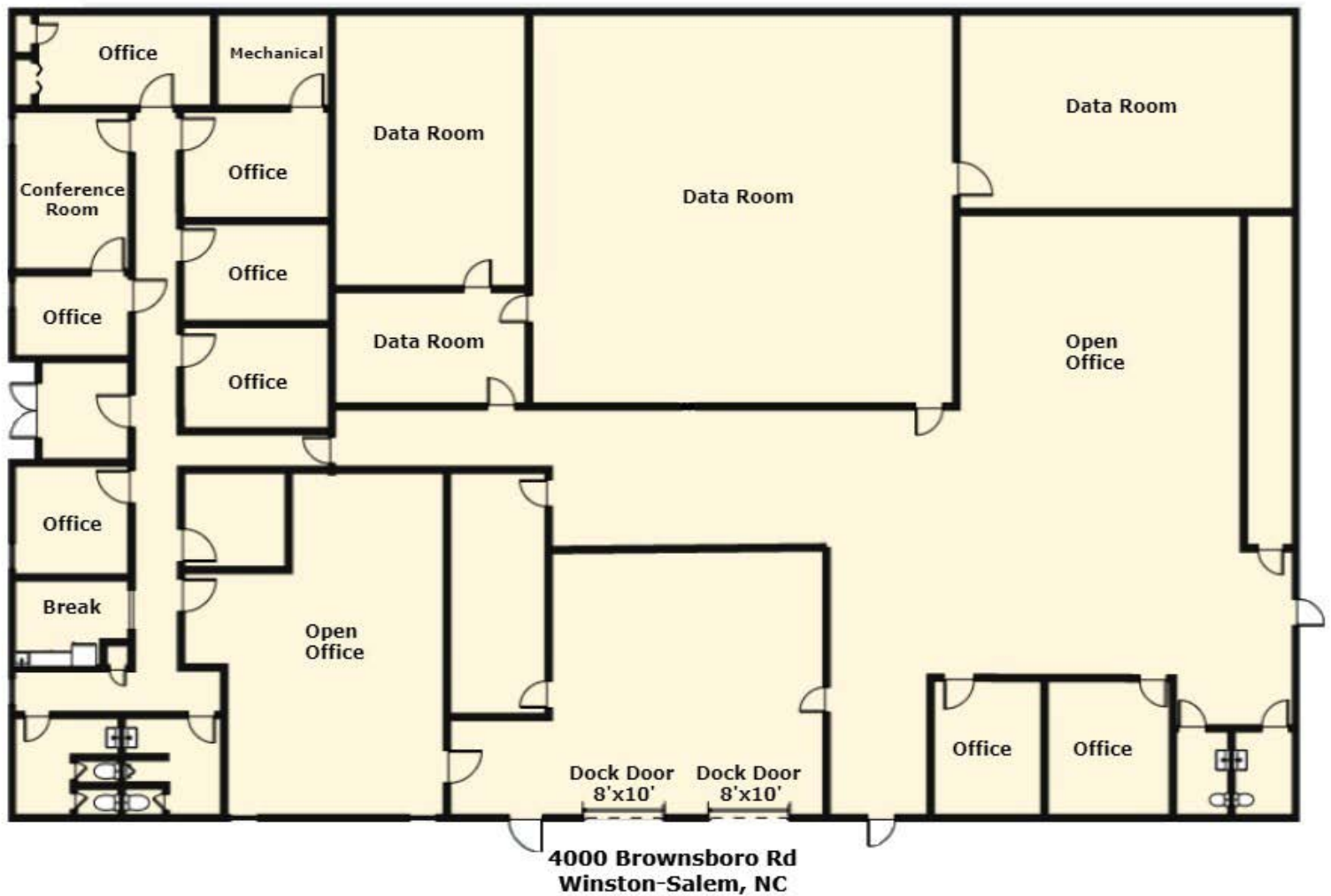
JEFF ANDREWS, SIOR

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WINSTON-SALEM - OFFICE/FLEX DATA CENTER

LOCATION

Address	4000 Brownsboro Road				
City	Winston-Salem	Zip	27106	County	Forsyth

PROPERTY DETAILS

Property Type	Flex/Office/Data	Avail SF ±	10,000	Building SF ±	10,000
Acres ±	1.04	Ceiling Height ±	12'	Roof	Metal
Restrooms +/-	4	Docks ±	2 (8' x 10') 1 w/leveler		

UTILITIES

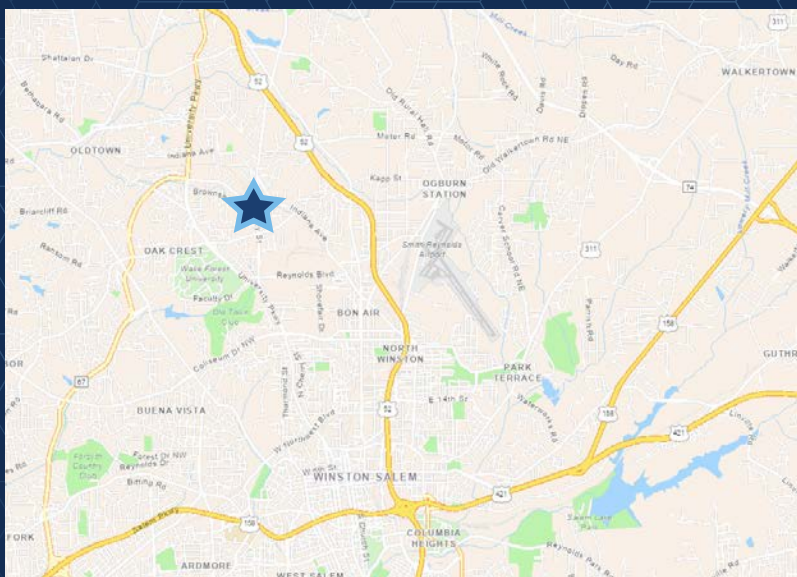
Electrical	Duke Energy	Sewer	City of Winston-Salem	Water	City of Winston-Salem
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TAX INFORMATION

Zoning	HB	Tax PIN	6827-63-2975
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PRICING & TERMS

Price	\$875,000
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LOCATION FEATURES

- Great central location, just north of thriving downtown Winston-Salem
- Near the intersection of North Point Blvd. (8,200 VPD) and N Cherry St. (8,100 VPD)
- Convenient access to US-52, Salem Parkway, and I-40