



## KEY FEATURES

- Flex Building upfitted as a Data Center
- ±10,000 Square Feet
- 2 Dock Doors (8' x10') with lifts
- 12' Clear / 13' max
- 3 Phase Power
- Backup Generator - 3 Phase - 250 KW
- Wet Sprinklers
- Fully Conditioned

INDUSTRIAL / FLEX

FOR SALE/LEASE

# WINSTON SALEM - INDUSTRIAL / FLEX

4000 Brownsboro Road  
Winston Salem, NC 27106

Well maintained Flex Industrial currently upfitted as a Data Center in northern Winston Salem. This ±10,000 SF building is situated on 1.04 acres features 2 dock doors, 12' - 13' ceilings, 6-7 hard wall offices, conference areas and currently has ventilated flooring in the data center..

## LEARN MORE ABOUT THIS PROPERTY

### BRAD KLOSTERMAN, CCIM

Brad@CommercialRealtyNC.com

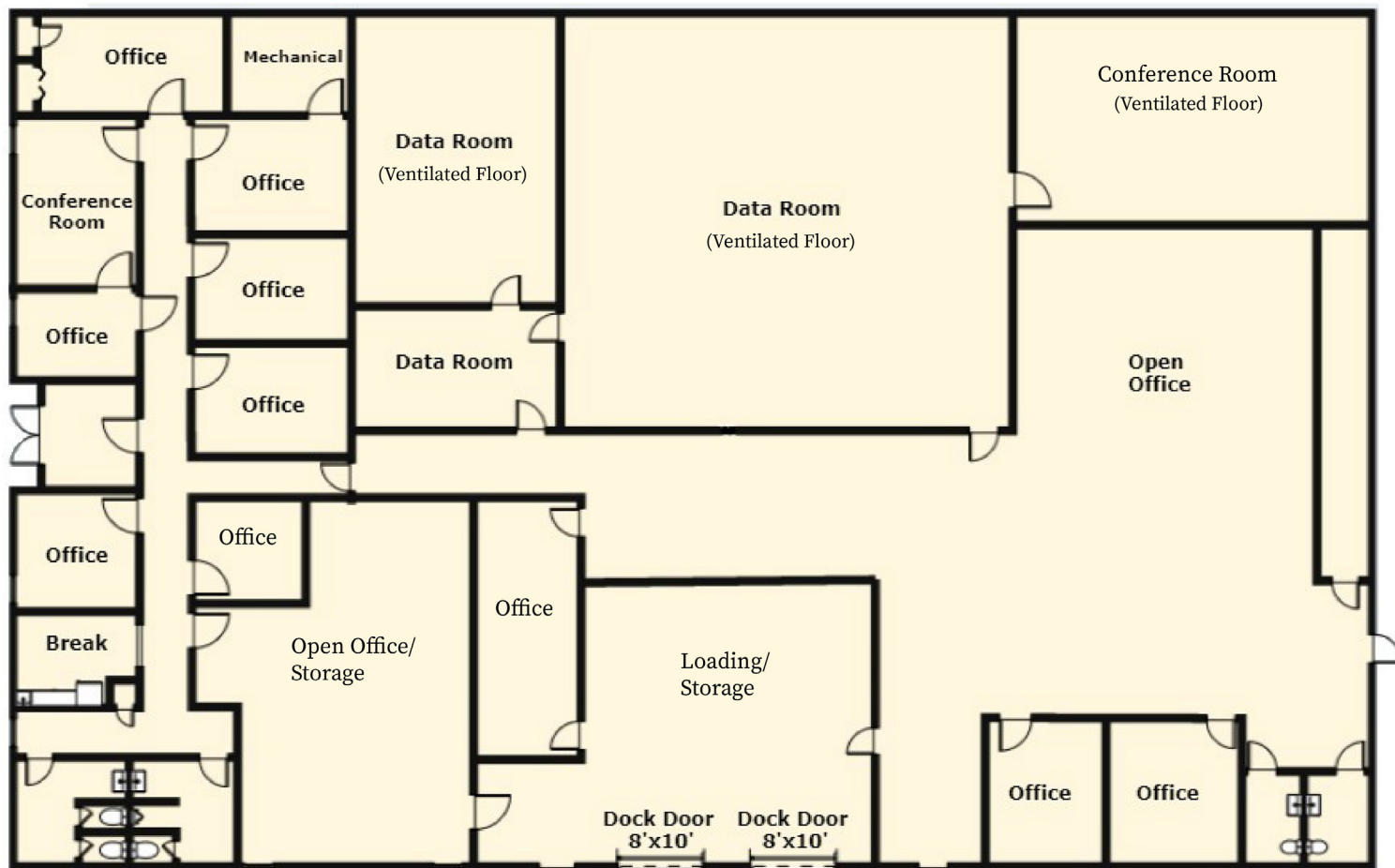
336.793.0890, ext 106











4000 Brownsboro Rd  
Winston-Salem, NC

## WINSTON-SALEM - INDUSTRIAL/FLEX

### LOCATION

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

### PROPERTY DETAILS

|               |                      |                  |                                   |                   |                 |
|---------------|----------------------|------------------|-----------------------------------|-------------------|-----------------|
| Property Type | Flex Industrial/Data | Avail SF ±       | 10,000                            | Building SF ±     | 10,000          |
| Acres ±       | 1.04                 | Ceiling Height ± | 12' Clear/13' Max                 | Roof              | Metal           |
| Restrooms +/- | 4                    | Docks ±          | 2 (8' x 10') 1 w/leveler          | Year Built        | 1978            |
| Floors        | 1                    | Flooring         | Carpet/Concrete/Raised Ventilated | Building Exterior | Brick and Metal |
| Parking ±     | 12+                  | Sprinklers       | Wet                               |                   |                 |

### UTILITIES

|            |                |       |           |       |           |
|------------|----------------|-------|-----------|-------|-----------|
| Electrical | Duke Energy    | Sewer | Municipal | Water | Municipal |
| Heat       | Forced/Package | Gas   | Piedmont  |       |           |

### TAX INFORMATION

|          |                       |           |      |         |              |
|----------|-----------------------|-----------|------|---------|--------------|
| Zoning   | HB - Highway Business | Tax Block | 3442 | Tax PIN | 6827-63-2975 |
| Tax Lots | 205                   |           |      |         |              |

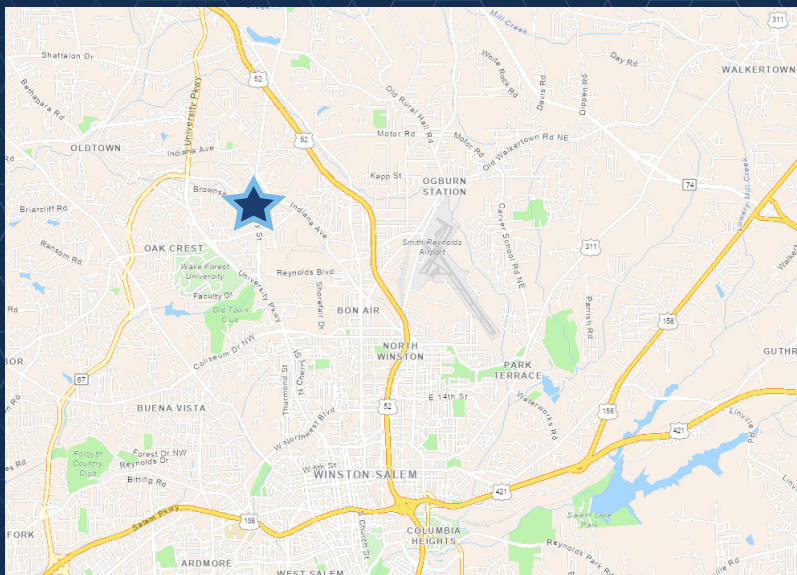
### PRICING & TERMS

|          |           |               |           |            |         |
|----------|-----------|---------------|-----------|------------|---------|
| Price    | \$875,000 | Tax Value     | \$247,200 | Rent/mth ± | \$8,750 |
| Price/SF | \$87.50   | Lease Rt/SF ± | \$10.50   | Lease Type | NNN     |



OFFICE/FLEX DATA CENTER

FOR SALE



## LOCATION FEATURES

- Great central location, just north of thriving downtown Winston-Salem
- Near the intersection of North Point Blvd. (13,000 AADT) and N Cherry St. (7,600 AADT)
- Convenient access to US-52, Salem Parkway, and I-40