



## 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

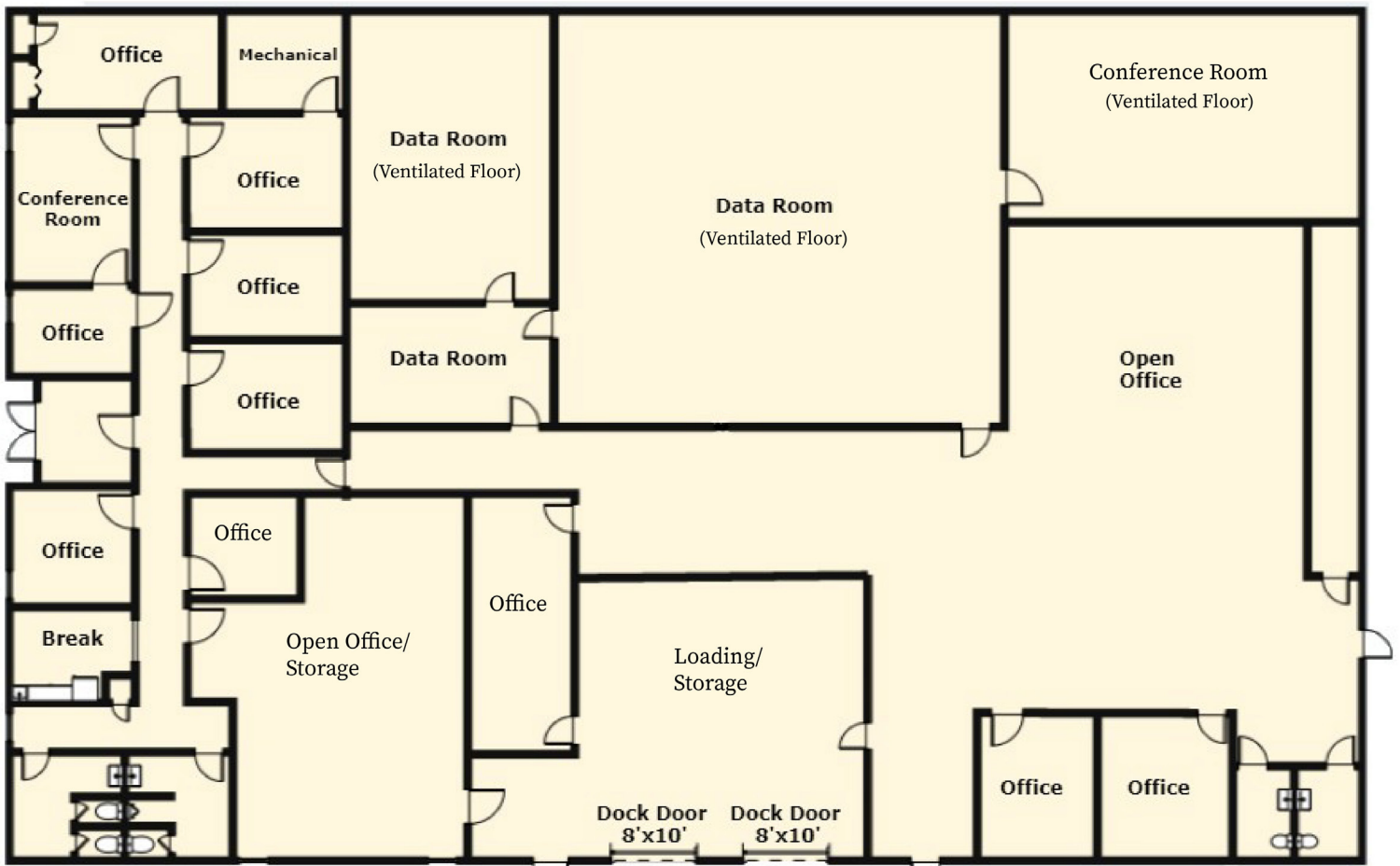
### BRAD KLOSTERMAN, CCIM

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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

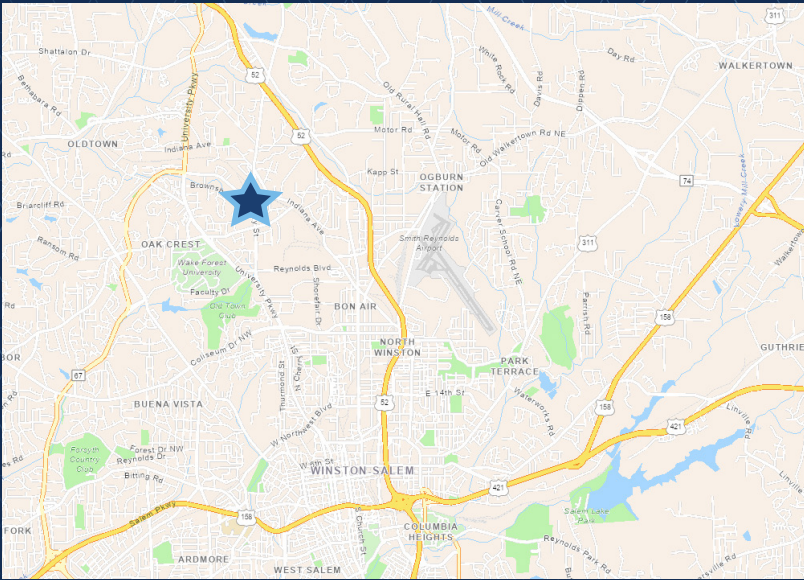
Electrical	Duke Energy	Sewer	Municipal	Water	Municipal
Heat	Forced/Package	Gas	Piedmont		

### 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



**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