



## KEY FEATURES

- 2020 roof on all 75,378 SF
- All lighting fixtures have been upgraded to LED for efficiency
- Tenants leases generate income of \$14,975/month
- Perfect for dry storage, furniture manufacturing, cabinetry, restoration, finishing, etc.
- Recent investments include breakroom, office, conference room, and bathroom renovations.
- Parking area expanded

## LEARN MORE ABOUT THIS PROPERTY

### BRAD KLOSTERMAN, CCIM

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## INDUSTRIAL

FOR SALE | \$1,795,000

# ±75,378 SF INDUSTRIAL- INCOME PRODUCING- 9.04% CAP

790 NE 21st Street

Winston Salem, NC 27105

Two industrial buildings located on the northside of Downtown Winston-Salem totaling ±75,378 SF.

The owner has stabilized the property with investments into new roofs (2020), LED lighting conversion, removal of old equipment etc. The property has been 87% leased and generates \$14,975 per month in rental income with many expenses paid by tenants.

The property is located in close proximity to other major industrial users such as PET Dairy, Smith Phillips Building Supply, Parish Tire, Krispy Kreme mix and other distribution facilities.

Current CAP rate at listing price 9.04%. With 13% vacancy the property has upside potential.

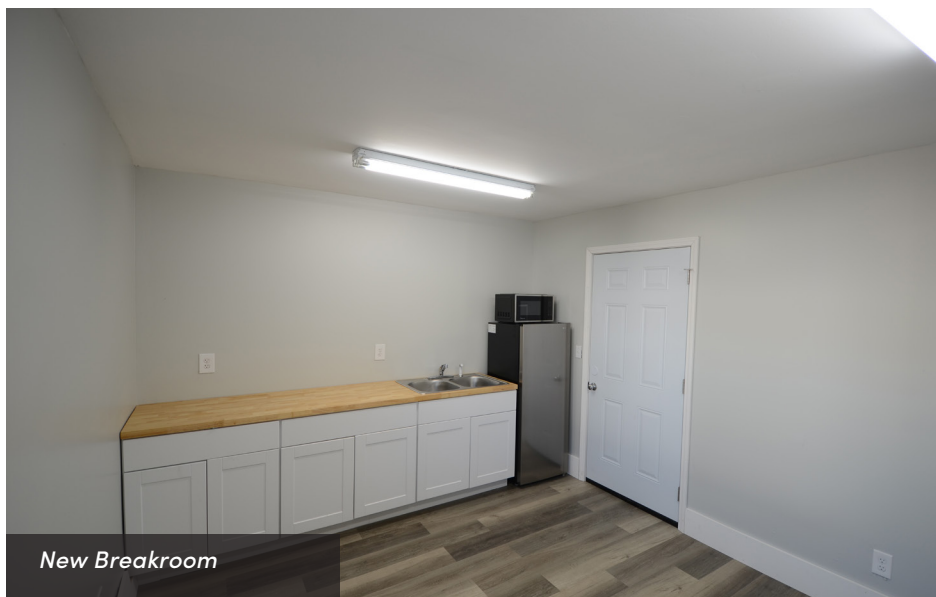




Office Areas



Remodeled Conference Room



New Breakroom



New Breakroom



## 790 NE 21ST STREET

### LOCATION

Address	790 NE 21st Street				
City	Winston Salem	Zip	27105	County	Forsyth

### PROPERTY DETAILS

Property Type	Industrial	Building SF ±	75,378	Floors	1
Roof	Membrane	Ceiling Height	17'-20'	Year Built	1920
Drive-In Door	2	Dock High Doors	Multiple (Covered and Platform)	Zoning	LI (Light Industrial)

### UTILITIES/PRICING

Electrical	Duke Energy	Gas	Piedmont
Water/Sewer	Municipal	Heat	N/A
Price	\$1,795,000	Price/SF	\$23.81

\*Owner is currently investing in the Fire Suppression





## LOCATION FEATURES

- Located just north of Winston Salem's CBD core
- Notable nearby tenants include PET Dairy, Krispy Kreme Mix and Distribution Plants, Parrish Fleet Services, and Smith Phillips Building Supplies all located within 0.25 miles from the property
- Property has 604' of frontage along an active railroad line
- Convenient access to Hwy-52 and Downtown Winston Salem.