

# FREEMAN COMMERCIAL REAL ESTATE

## FOR SALE

6221 Hackers Bend Court  
Clemmons, NC

12,500 sf  
Industrial  
Building

Zoned  
General Industrial

Large Fenced  
Outdoor Storage Yard



## FREEMAN

COMMERCIAL REAL ESTATE

1255 Creekshire Way, Suite 200  
Winston-Salem, NC 27103

FOR FURTHER INFORMATION  
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[www.freemancommercial.com](http://www.freemancommercial.com)

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## Hackers Bend Court Clemmons, NC

### Property Facts

Total Square Footage .....	12,500 sq. ft.
Manufacturing/Warehouse Space .....	7,500 sq. ft.
Office Space.....	5,000 sq. ft.
Mezzanine.....	5,000 sq. ft.
Site Acreage.....	2.36 AC
Ceiling Height.....	15'-18'
Column Spacing.....	48'x15'
Building Dimensions .....	100'x125'
Year Built.....	2000
Zoning.....	GI
Dock Doors.....	3
Parking.....	34 spaces
Drive-in Doors .....	1-14'x14';2-10'x10'
Sprinkler System.....	None
Lighting.....	Metal Halide & Fluorescent
Walls.....	Front Utility Brick to 9', Metal Siding
Roof.....	Metal Roof
Heat.....	Gas
Air Conditioning.....	Office Only
Electric.....	277/480 Volt
Water/Sewer.....	City of Winston-Salem
Electric.....	Duke Power
Gas.....	Piedmont Natural Gas
Expandable.....	Yes
Asking Price.....	\$749,000.00

### Location Information

#### Interstates/Highways

Interstate 40.....	34 miles
Highway 68.....	25.36 miles
Interstate 73.....	47.62 miles
Interstate 85.....	31.31 miles

#### Airports

Piedmont Triad International.....	32.77 miles
Raleigh Durham International.....	102.72 miles
Charlotte Douglas International.....	78.83 miles

#### Major Cities

Washington, DC.....	345.55 miles
Atlanta, GA.....	312.22 miles

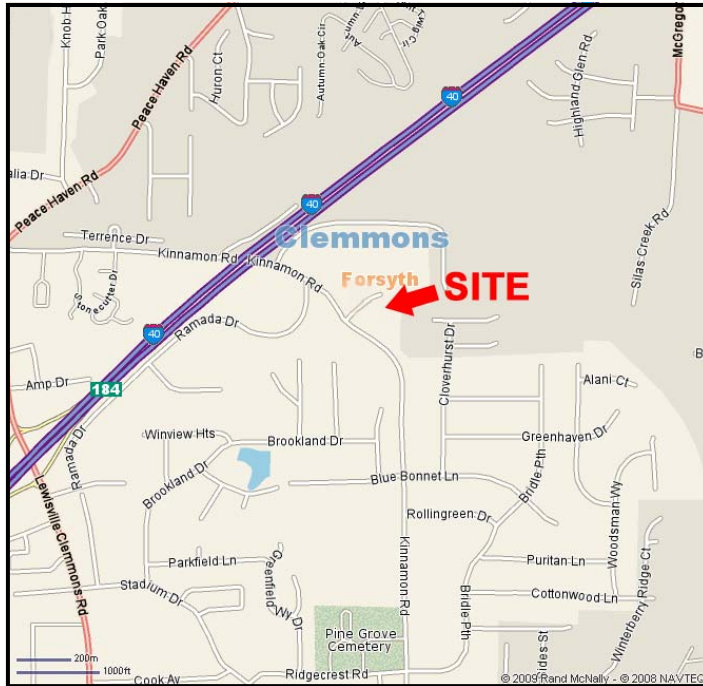
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Map Vicinity



Map Region



Aerial



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