

FREEMAN COMMERCIAL REAL ESTATE

INDUSTRIAL SPACE FOR SALE/LEASE



FOR SALE

5275 NATIONAL CENTER DRIVE, COLFAX, NC

- ◆ 42,850+/- square foot on 4.16+/- acres; minutes from Piedmont Triad International Airport
- ◆ 8,800+/- square foot of office, 34,000+/- square foot of manufacturing and distribution
- ◆ Class A Industrial Building; 4 dock doors, 2 large drive-in, 22' clear; zoning CU-LI
- ◆ Contact: Brad Millsaps; brad@freemancommercial.com or Trip Smithdeal; trip@freemancommercial.com



FOR SALE OR LEASE

201 NEWSOME ROAD, KING, NC

- ◆ 20,672+/- square foot on 6.85+/- acres fronting Hwy-52 (I-74)
- ◆ New car showroom; main facility, body shop & used auto sales
- ◆ Access from Newsome Road and Old Newsome Road
- ◆ Great for outside sales, trucking, auto auction, warehouse, distribution, wholesale and storage
- ◆ Contact: Ladd Freeman; ladd@freemancommercial.com



FOR SALE

1204 FLINT HILL ROAD, EAST BEND, NC

- ◆ 4,800+/- square foot plus 1,500+/- square foot of mezzanine storage on 1.8 acre lot
- ◆ Conveniently located only 5 minutes from Lewisville
- ◆ Zoned HB; built in 2005
- ◆ Contact: Trip Smithdeal; trip@freemancommercial.com



FOR LEASE

210 INDUSTRIAL WAY DRIVE, KERNERSVILLE, NC

- ◆ Fully conditioned 6,000+/- square foot of office/showroom on 1.05+/- acre lot
- ◆ Convenient location just off Business 40
- ◆ 4 individual offices with 2 baths, large open showroom area with additional bath
- ◆ Contact: Steve Fowler; steve@freemancommercial.com



FOR SALE

6325 CLEMENTINE DRIVE, CLEMMONS, NC

- ◆ Building is 40,000+/- square foot on 2.54+/- acres
- ◆ Climate control in approximately 13,750+/- square foot
- ◆ Excellent investment opportunity, currently leased through 2010 with option to renew
- ◆ Zoned LI
- ◆ Contact: Jay Luke; jay@freemancommercial.com

Freeman Commercial Real Estate

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

Phone: (336) 768-4410, Fax: (336) 768-4413

Visit us on the web: www.freemancommercial.com

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INDUSTRIAL SPACE FOR SALE/LEASE



FOR LEASE OR SALE 615 GREENSBORO ROAD, HIGH POINT, NC

- ◆ 20,010+/- square foot building on .655 acre lot; manufacturing, storage, retail, office, warehouse
- ◆ Traffic count 18,000 ADT; 1300 feet from new US-311(FUTURE I-74); zoned HB
- ◆ \$400,000.00 or \$19.99 PSF or lease for only \$3.00 PSF
- ◆ Located on Greensboro Road at the Hwy-311 Bypass Interchange, the main thoroughfare connecting High Point, Jamestown and Greensboro
- ◆ Contact: Brad Millsaps; brad@freemancommercial.com



FOR SALE 794 AMERICAN WAY, LEXINGTON, NC

- ◆ 12,000+/- square foot building on 1+/- acre, about 2,000+/- square foot of office
- ◆ Like new built in 2006; located at the Hwy 52 and Hwy 8 Interchange
- ◆ Two loading docks with levelers, one drive-in door
- ◆ Contact: Ladd Freeman; ladd@freemancommercial.com



4485 INDIANA AVENUE WINSTON-SALEM, NC

- ◆ 4,220+/- square foot building on .29+/- acre lot
- ◆ 1,729+/- square foot office and 2,500+/- square foot of manufacturing/warehouse, zoned HB
- ◆ Convenient access to US Highway 52, FedEx, and UPS; only \$135,000.00
- ◆ Contact: Brad Millsaps; brad@freemancommercial.com



FOR SALE 3790 BETHANIA STATION ROAD, WINSTON-SALEM, NC

- ◆ 3,500+/- square foot on .65 acre lot zoned HB, plenty of parking; 6 offices with warehouse area
- ◆ Convenient to all off Bethania Parkway
- ◆ Available for sale: \$150,000.00
- ◆ Contact: Trip Smithdeal; trip@freemancommercial.com



FOR SALE/LEASE 2529 VICEROY DRIVE, WINSTON-SALEM, NC

- ◆ Versatile 10,000+/- square foot building on .9+/- acre with manufacturing area
- ◆ Conveniently located in Stratford Industrial Park; zoned GI to allow the heaviest industrial uses
- ◆ This building offers a covered dock and two drive-in doors
- ◆ Contact: Brad Millsaps; brad@freemancommercial.com



FOR SALE 2855 RIDGEWOOD PARK DRIVE, WINSTON-SALEM, NC

- ◆ 5,256+/- square foot on 4.38+/- acres, manufacturing or industrial building
- ◆ Excellent condition, just built in 2006; priced below tax value; perfect for a growing distribution
- ◆ Located .5 mile off 311 Bypass, this location is convenient to all parts of The Triad
- ◆ Contact: Brad Millsaps; brad@freemancommercial.com

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FREEMAN COMMERCIAL REAL ESTATE

MULTI-TENANT



FOR LEASE

778 PARK CENTRE DRIVE, KERNERSVILLE, NC

- ◆ 10,615+/- square foot on 1.25+/- acre; flex/office/industrial
- ◆ May subdivide; available immediately
- ◆ \$10.25+/- per square foot
- ◆ Contact: Jay Luke; jay@freemancommercial.com



FOR LEASE

111 GRALIN STREET, KERNERSVILLE, NC

- ◆ 25,000+/- square foot includes 3,000+/- square foot office on 8.46+/- acres
- ◆ 3 front entrances, 2-12x12' drive up doors, 4-8x10' dock doors, ceiling height 16 feet
- ◆ 3 phase power, all heated; ready for occupancy
- ◆ Contact: Bob Anderson; bob@freemancommercial.com



FOR LEASE

2701 BOULDER PARK COURT, WINSTON-SALEM, NC

- ◆ Lease 4,727+/- square foot or the whole 30,356+/- square foot building on 3+/- acres
- ◆ Easy access to all parts of The Triad
- ◆ Large fully conditioned, manufacturing area
- ◆ Contact: Brad Millsaps; brad@freemancommercial.com



FOR LEASE

6220 HACKERS BEND COURT, SUITE F CLEMMONS, NC

- ◆ 5,000+/- square foot flex space on 4.19+/- acres; lease price: \$2,500.00 monthly industrial gross
- ◆ 1,750+/- square foot office, 3,200+/- square foot warehouse, 1,750+/- square foot bonus mezzanine
- ◆ Dock level door and drive-in door; security fenced outside storage yard; landlord pays taxes, insurance and cam, zoned GI
- ◆ Contact: Brad Millsaps; brad@freemancommercial.com

LEASED!!



FOR SALE OR LEASE

257 GRETA'S WAY, HWY 66, KERNERSVILLE, NC

- ◆ 16,000+/- square foot building on 1.89+/- acre; great investment for a user or investor
- ◆ Excellent location, access to Business 40 and I-40, and near Piedmont Triad International Airport, the new FedEx terminal and the new Novant Health Hospital
- ◆ Zoned LI; all brick construction; dock high doors available in all bays/with drive-ins on end units
- ◆ Contact: Steve Fowler; steve@freemancommercial.com, or Bob Anderson; bob@freemancommercial.com

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MULTI-TENANT



FLEX SPACE FOR LEASE

4994 INDIANA AVENUE, WINSTON-SALEM, NC

- ◆ 800+/- square foot of office on 2.91+/- acres with balance warehouse
- ◆ Convenient to University Parkway and US-52; warehouse is 20 foot clear span with skylights
- ◆ Suites have docks with load levelers; possible custom upfit to tenant's need
- ◆ Contact: Brad Millsaps; brad@freemancommercial.com



FOR LEASE

WINSTON-SALEM BUSINESS PARK, 2841 LOWERY STREET, WINSTON-SALEM, NC

- ◆ Nice, modern 3,575+/- square foot flex space on 2.04+/- acres with 25' eave height
- ◆ 992+/- square foot of office; one dock with load leveler and canopy
- ◆ Just off Business 40, easily accessible to all major highways
- ◆ Contact: Brad Millsaps; brad@freemancommercial.com



2530 EMPIRE DRIVE WINTON-SALEM, NC

- ◆ 30,000+/- square foot on 3.56+/- acres; office/manufacturing/warehouse building
- ◆ Convenient Stratford Industrial Park location, easily accessible to I-40 E-West bound Hanes Mall Boulevard, Stratford Road
- ◆ Large entrance foyer for customer service area or lobby, contains both individual offices and large rooms suitable for cubicles; Lease Price: \$5.50 PSF NNN
- ◆ Contact: Brad Millsaps; brad@freemancommercial.com

INDUSTRIAL LAND

FOR SALE

LIGHT INDUSTRIAL LOTS, HWY 66, KERNERSVILLE, NC

- ◆ Size of lots range from 1-2+/- acres on a 12+/- acre business park, located in the heart of the triad on Hwy 66
- ◆ Excellent access to Business 40 and I-40, and near Piedmont International Airport, the new FEDEX terminal and the new Novant Health Hospital
- ◆ Developed lots include utilities, storm water, and street; can be subdivided
- ◆ Zoned LI; 5 remaining lots for sale
- ◆ Contact: Bob Anderson; bob@freemancommercial.com



FOR SALE

PENDLETON INDUSTRIAL PARK, LEXINGTON, NC

- ◆ Lot 1, 4.18+/- acres; Lot 8, 8.28+/- acres for a total of 12.46+/- acres
- ◆ Pendleton Industrial Park is located on Highway 8 along Highway 52 at the Lexington exit
- ◆ All lots are zoned LI with water and sewer available
- ◆ Contact: Bob Anderson; bob@freemancommercial.com



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