

FREEMAN COMMERCIAL REAL ESTATE

Manufacturing Building Available

200 Kapp Street
Winston-Salem, NC

57,646 Sq. Ft.
Industrial
Building



FREEMAN

COMMERCIAL REAL ESTATE
1255 Creekshire Way, Suite 200
Winston-Salem, NC 27103

FOR FURTHER INFORMATION
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www.freemancommercial.com

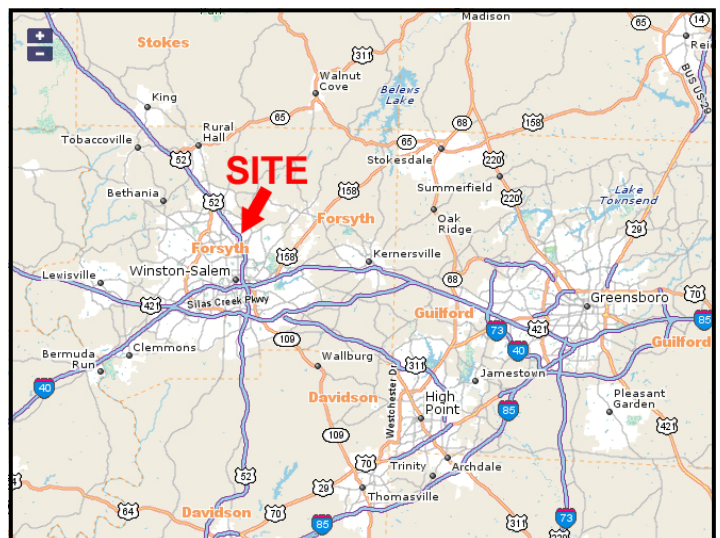
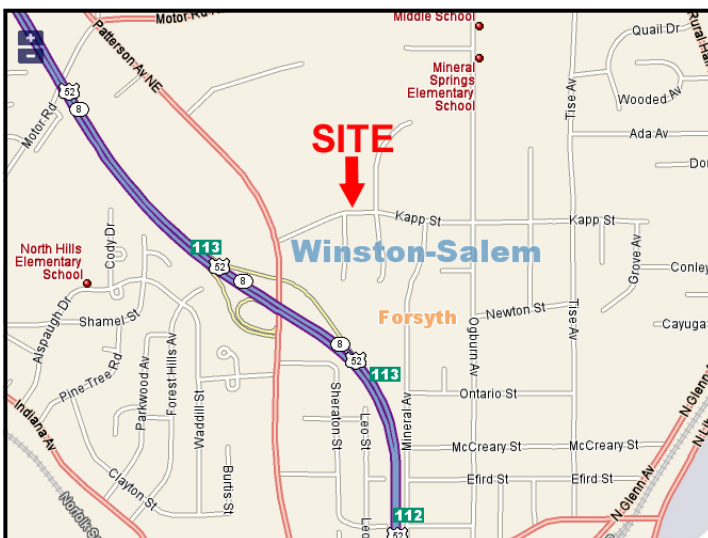
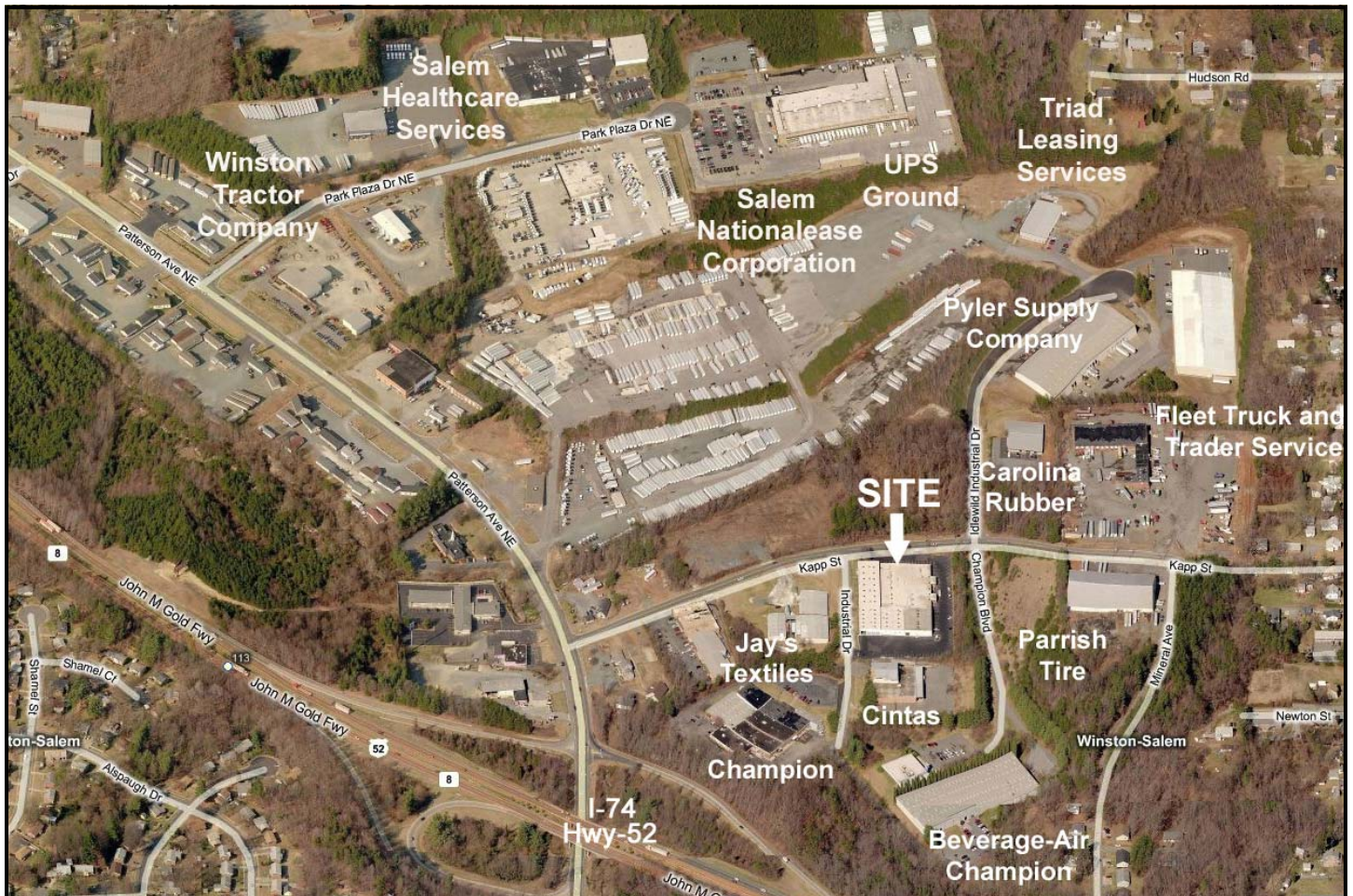
-FEATURES-

- ◆ 2 - Ton Crane
- ◆ Interior Loading Dock
- ◆ Heavy Power with extensive bus bars
- ◆ Convenient to US-52/Future I-74

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Property Facts

Building Information

Total Square Footage	57,646 sq. ft.
Site Acreage	3 acres
Ceiling Height	12' to 18' clear
Zoning	LI
Dock Doors	2 with one inside
Parking	90 spaces
Drive-in Doors	3-10'x12', 1-10'x10'
Sprinkler System	Ordinary hazard wet
Lighting	Fluorescent
Crane	Lift/Elevator
Walls	Utility Brick, block, steel siding
Roof	Single Ply Rubber
Heat	Electric-strip and heat pump
Air Conditioning	Office & Manufacturing Only
Electric	3400 Amp 120/230;3-phase;some 480
Water/Sewer	City of Winston-Salem
Electric	Duke Power
Gas	Piedmont Natural Gas
Expandable	Possibly
Asking Price	\$ 900,000.00

Location Information

Interstates/Highways

Interstate 40	5.6 miles
Highway 68	22 miles
Interstate 73	35 miles
Interstate 85	30 miles

Airports

Smith Reynolds Airport	1.8 miles
Piedmont Triad International	26.8 miles
Raleigh Durham International	97 miles
Charlotte Douglas International	87 miles

Major Cities

Washington, DC	339.5 miles
Atlanta, GA	323 miles

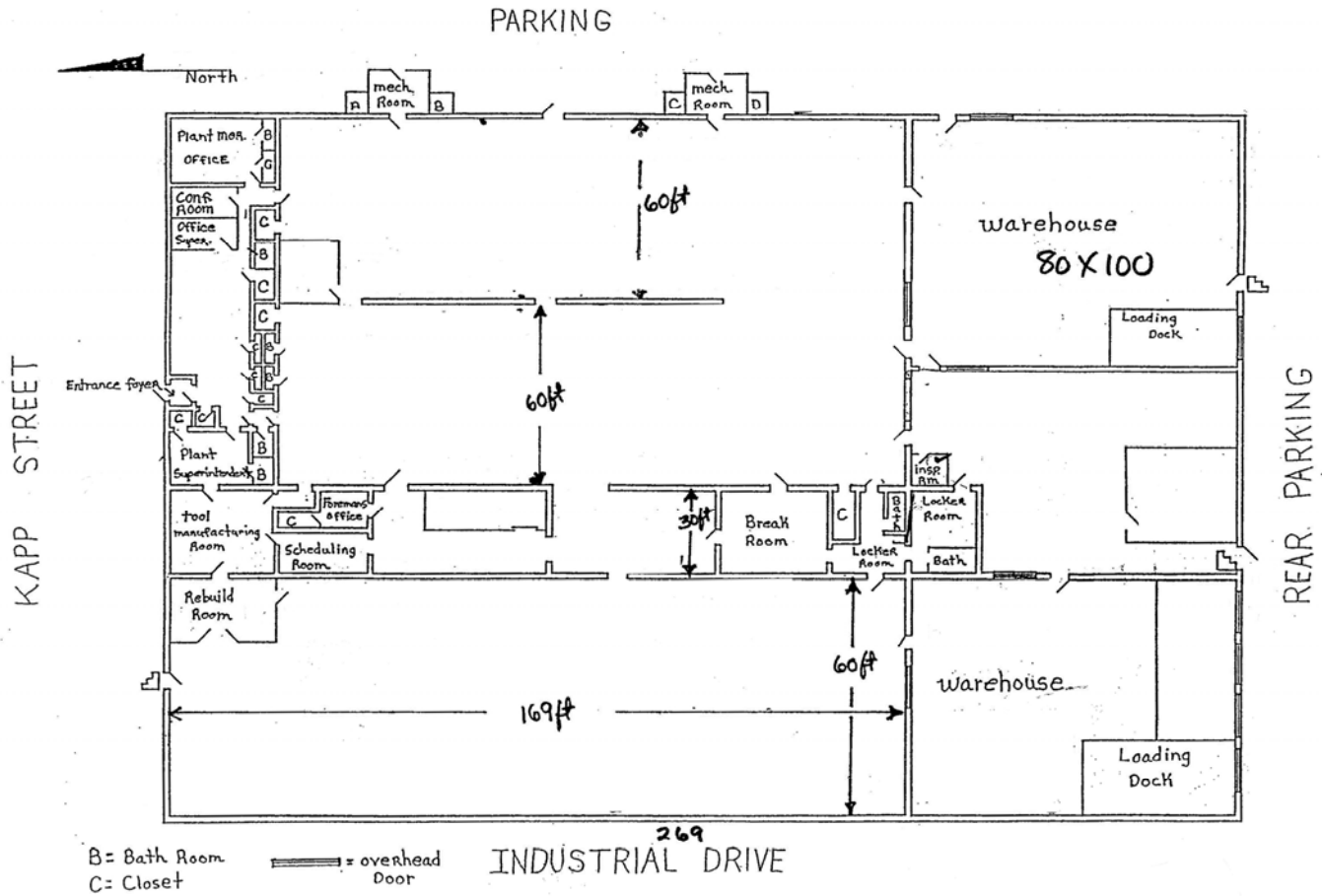
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Floor Plan



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