

FREEMAN COMMERCIAL REAL ESTATE

INVESTMENT PROPERTY FOR SALE

2529 Viceroy Drive
Winston-Salem, NC

Sales Price
\$495,000.00



FREEMAN

COMMERCIAL REAL ESTATE

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

FOR FURTHER INFORMATION
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Visit us on the Web

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-FEATURES-

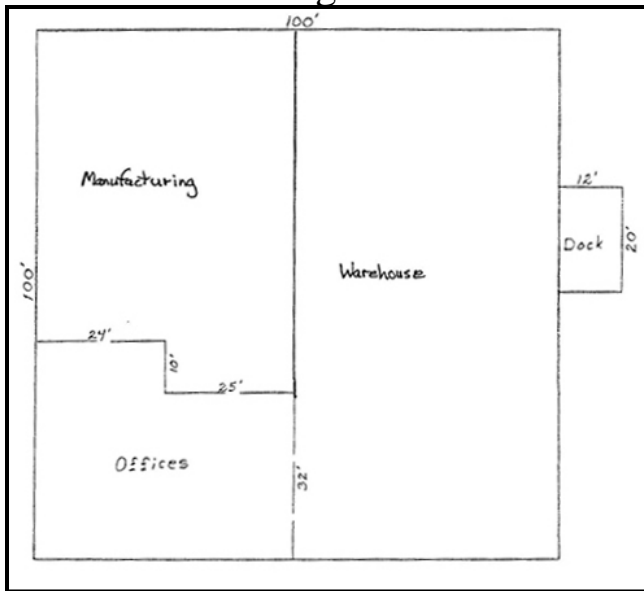
- ◆ 9.6 CAP rate with national tenant
- ◆ Building went under a major renovation in 2009
- ◆ Versatile building with fully conditioned manufacturing area
- ◆ Conveniently located in Stratford Industrial Park
- ◆ Zoned GI to allow the heaviest industrial uses
- ◆ This building offers a covered dock and two drive-in doors

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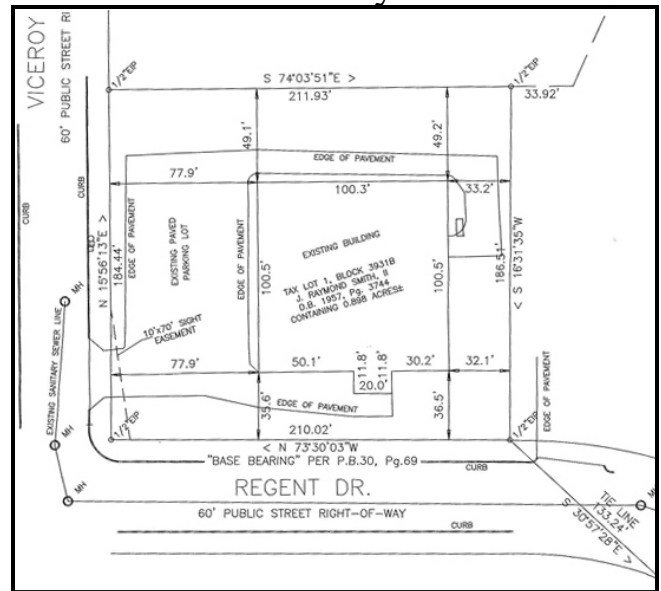
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2529 Viceroy Drive

Building Sketch



Survey



Property Facts

Building Information

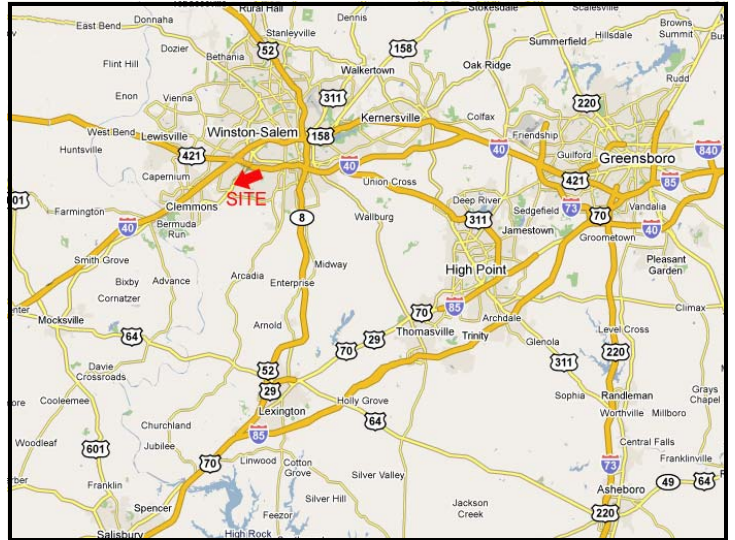
Total Square Footage	10,000 sq. ft.
Manufacturing	2,900 sq. ft.
Warehouse	5,000 sq. ft.
Office Space	1,800 sq. ft.
Site Acreage9 acres
Ceiling Height	15-17 ft.
Column Spacing	25' x 50'
Building Dimensions	100' x 100'
Year Built	1984
Zoning	GI
Dock Doors	1 covered
Parking	21 spaces
Drive-in Doors	2-10' x 10'
Sprinkler System	None
Lighting	Fluorescent/skylights
Walls	Utility brick front, metal siding sides & back
Roof	Metal
Heat	Gas
Air Conditioning	Office & manufacturing
Electric	3 Phase/480 Volt
Water/Sewer	City of Winston-Salem
Electric	Duke Power
Gas	Piedmont Natural Gas
Expandable	No
Asking Price	\$495,000

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2529 Viceroy Drive Location Maps



Aerial



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