

FREEMAN COMMERCIAL REAL ESTATE

200,000 Sq. Ft. Distribution Center For Sale or Lease

3946 & 3948 Westpoint Boulevard
Winston-Salem, NC

Two 100,000 Sq. Ft.
Buildings
65% Leased

6,000 - 100,000 Sq. Ft.
Contiguous Available
Competitive Lease Rates

For Sale
Excellent For
Owner/Occupant
1.6 Million Below
Tax Value



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

www.freemancommercial.com

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3946 & 3948 Westpoint Boulevard

Property Facts

Building Information

Total Square Footage.....	Two (2) 100,000 sq. ft. buildings
Manufacturing/Warehouse Space.....	To suit tenant
Office Space	To suit tenant
Site Acreage	10.31 acres
Ceiling Height	27 ft. clear eves, 31 ft. clear center
Column Spacing	30' x 40'
Building Dimensions	200' x 500'
Year Built	1998 & 2000
Zoning	GI-General Industrial
Dock Doors.....	14 per building
Parking.....	Ample
Drive-in Doors.....	Available to suit tenant
Sprinkler System	ESFR
Lighting	Metal Halide and 3% skylights
Floor	6" reinforced, 4,000 psi
Walls.....	Split faced block to 8ft.
Roof	Standing seam with butler siding to roof
Heat	Gas
Electric.....	3 phase 277/480 v / 1000 amp
Water/Sewer	City of Winston-Salem
Electric.....	Duke Power
Gas.....	Piedmont Natural Gas
Phone/Data	BellSouth
Expandable	No
Lease Rate	\$ 2.49 per sq. ft. NNN
Sale Price.....	\$ 5,500,000.00

Location Information

Interstates/Highways

Interstate 40	3 miles
Highway 68	24 miles
Interstate 73	26 miles
Interstate 85	24 miles

Airports

Piedmont Triad International.....	29 miles
Raleigh Durham International	100 miles
Charlotte Douglas International	82 miles

Major Cities

Washington, DC	342 miles
Atlanta, GA	318 miles

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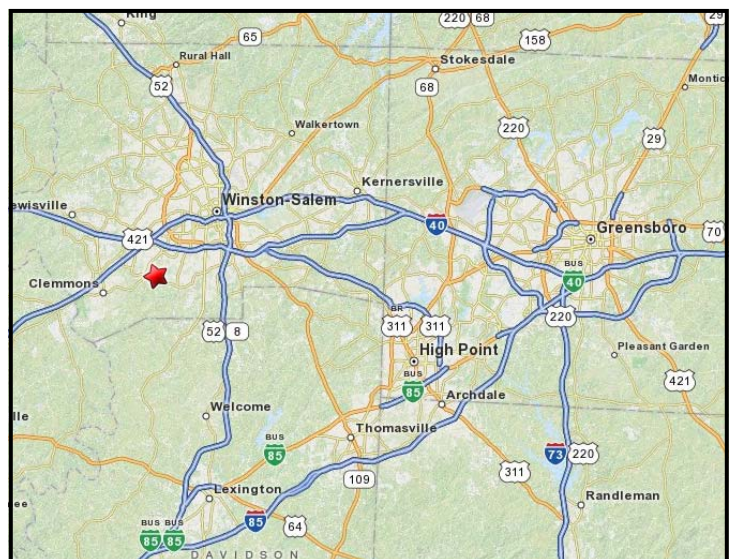
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3946 & 3948 Westpoint Boulevard
Winston-Salem NC
Aerial



Location Maps



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