



M E R I D I A N

147 S. CHERRY STREET, SUITE 200 | WINSTON-SALEM, NC 27101 | P 336.722.1986 | F 336.723.3173

24,945± SF For Sale

3810 Indiana Avenue

Winston-Salem, NC 27105



Recently renovated 23,945± SF conditioned industrial property with dedicated showroom, office, and manufacturing/fabrication space. Site plan allows for future expansion and ample outdoor storage and parking. Located directly north of the Whitaker Park redevelopment that is home to Cooke Medical, Aon, Pepsi, and the newly announced redevelopment plans for 312 apartments/lofts, hotel, and retail space.

For More Information:

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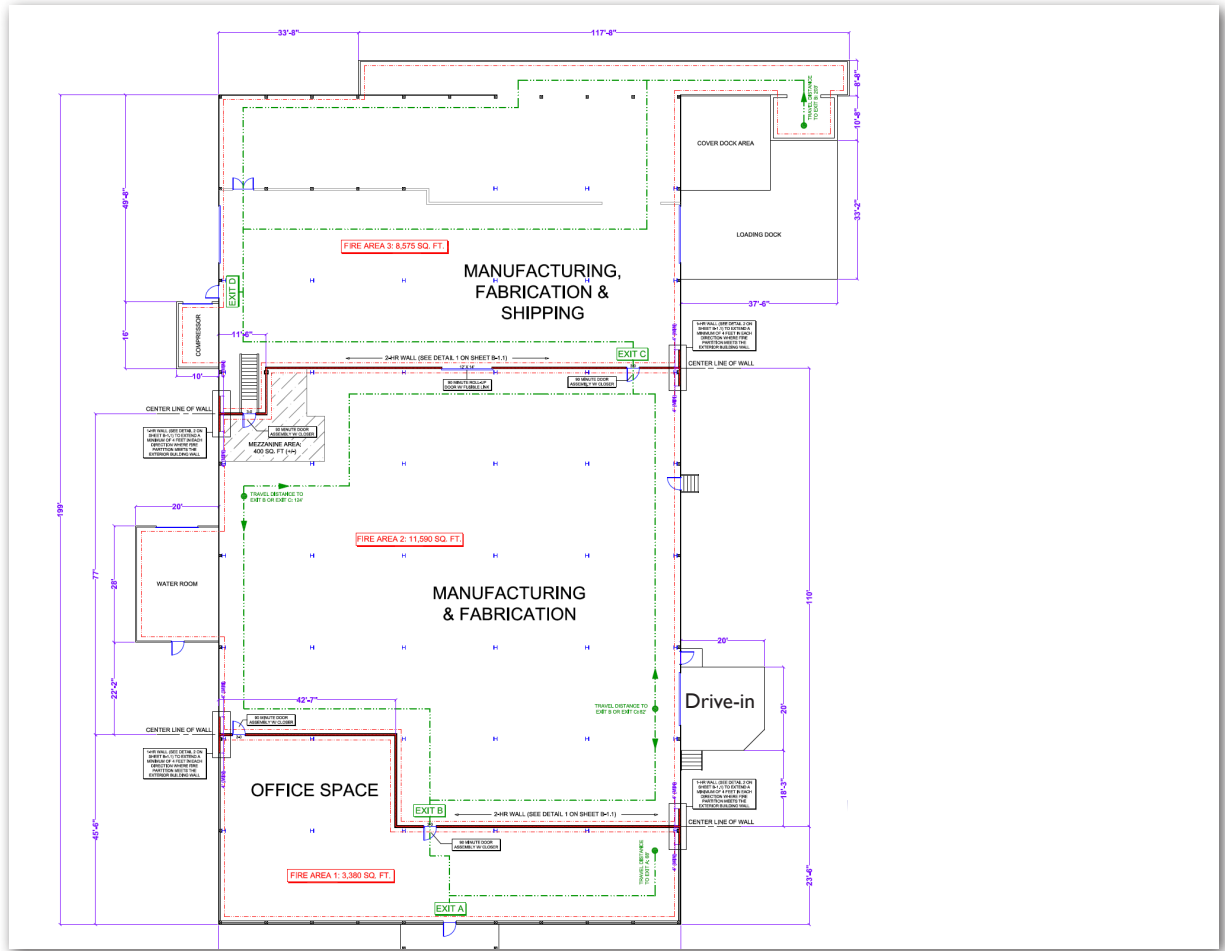
336.480.2080

FOR SALE: \$875,000.00

RESTRICTED IN-HOUSE SALE ONLY

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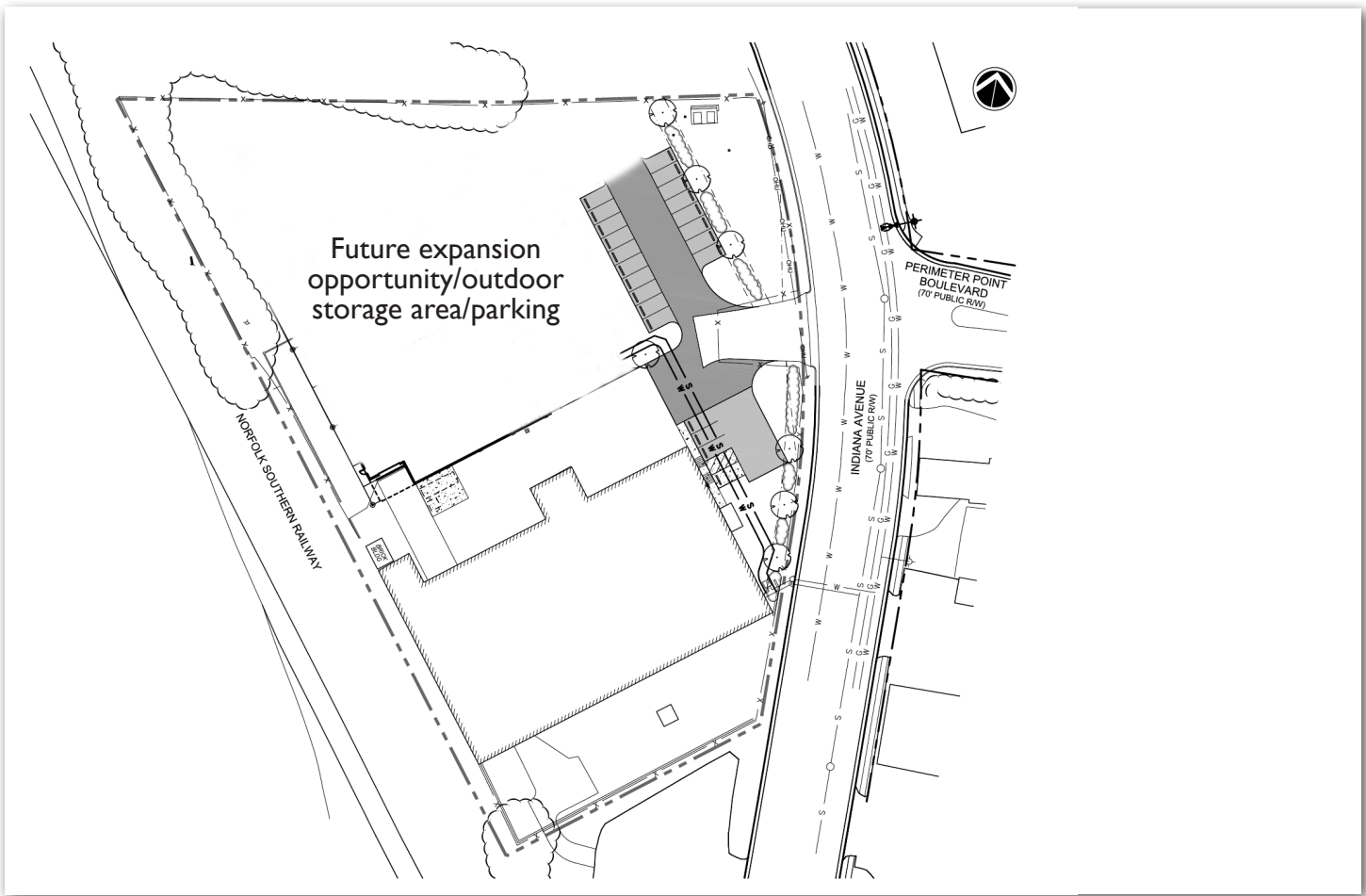
FLOORPLAN



INTERIOR IMAGES



SITE PLAN










EXTERIOR IMAGES





Whitaker Park

Whitaker Park Development Authority (WPDA) is a 501 (c)(3) nonprofit corporation created to receive land and facility donations from R.J. Reynolds Tobacco Company. WPDA is tasked with facilitating the redevelopment of the donated properties in order to create high value jobs, expand the community tax base and re-energize the Whitaker Park area. Whitaker Park is a multi-facility industrial complex that was home to RJ Reynolds' major manufacturing plant for years. Reynolds has transitioned its manufacturing to a newer facility in Tobaccoville, NC and is donating a major portion of Whitaker Park to WPDA, Inc. The total gift will consist of nine buildings of approximately 1.7 million square feet of space and close to 125 acres of land. The mission of the WPDA is to facilitate the re-development of the RJR Whitaker Park Manufacturing Complex into a mixed-use business park that will create high-impact jobs and expand the city's and county's tax base.

-  Completely renovated (2008) 24,945± SF conditioned industrial property with office, showroom, manufacturing/fabrication space
-  Ample outdoor storage, possible expansion, and parking
-  One loading dock and two drive-in doors
-  15'-18'± clear height
-  Power: 480v & 600v 3 Ph.
-  North of Whitaker Park
-  For Sale: \$875,000.00



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