



PROPERTY HIGHLIGHTS

- 66,048 SF Industrial warehouse, office, and cold storage facility
- 11 Walk-In Freezers and Coolers
(specs available)
- 4.88 Acres of land
- Available 3rd Quarter 2022, or Seller will lease back through 12/31/2022
- Zoned LI (Light Industrial)
- Close to I-40 & Highway 52
- **Available for Sale, \$3,600,000**



LEARN MORE ABOUT THIS PROPERTY



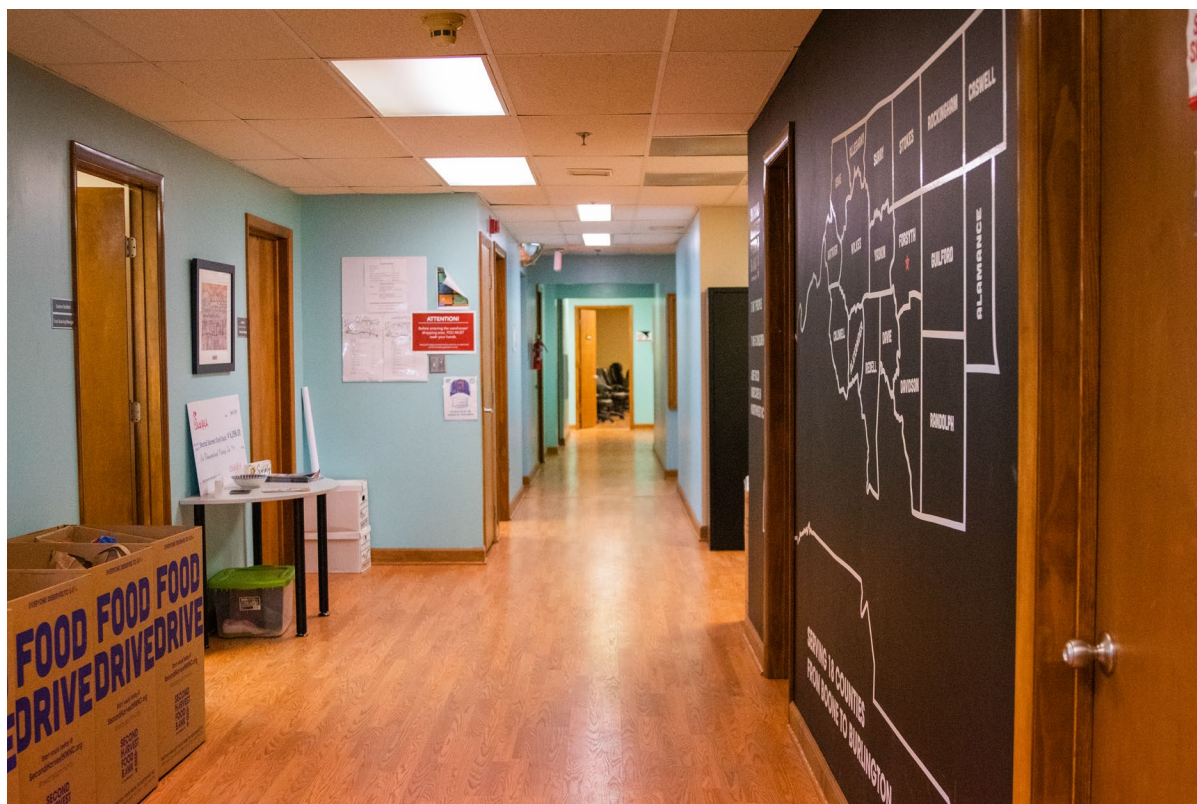
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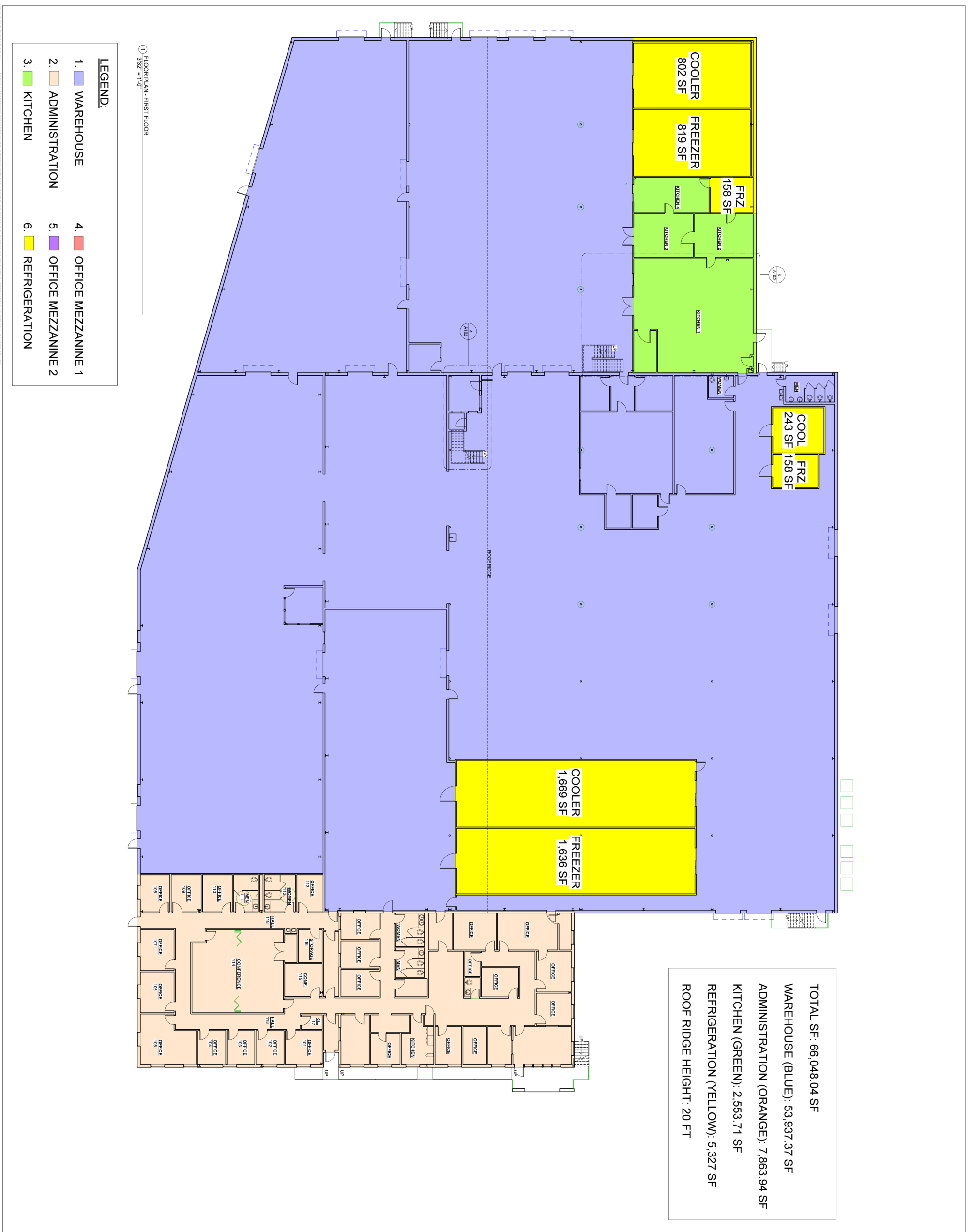
1080 West Fourth Street | Winston-Salem, NC 27101
www.ChristopherCommercialNC.com

SPECS FOR 3655 REED STREET

- Site: 4.886 Acres (Entire Site is Fenced)
- Utilities: All Public (*heated by gas and cooled by electric heat pumps*)
- Zoning: L-I; LI-S
- Built-out kitchen with hood
- Eleven *Freezers/Coolers to remain* (*specs available*)
- 3 Docks & 3 Drive-In Doors
- Built in 1990 and 2003
- Phase I ESA reveals no contamination
- Ceiling Height: 18 Feet at eave, and 20 Feet at roof ridge
- Fully Sprinklered
- Roof – Wood Truss







Project SHFB REED STREET FACILITY 3655 REED STREET, WINSTON-SALEM, NC
Project Number 19,015,05
Checked By: FPM Drawn By: RCI
Revisions: A DESCRIPTION DATE
NOT FOR CONSTRUCTION Issue Date: 6/29/2021 Sheet Name: REED STREET FLOOR PLAN
Sheet Number: A101





<p>Project SMFB REED STREET FACILITY</p> <p>3655 REED STREET, WINSTON-SALEM, NC</p>	<p>Project Number 19.015.05</p> <p>Client Shirley M. Bland</p> <p>Drawn By JES</p>	<p>Scale AS SHOWN</p>	<p>NOT FOR CONSTRUCTION</p>
<p>DATE 05/20/21</p>			
<p>NOT FOR CONSTRUCTION</p>			
<p>FLOOR PLAN CALLOUTS</p>			
<p>Sheet Number A102</p>			



