



3817 N. LIBERTY STREET Winston-Salem NC 27105

**33,587± sf
FOR LEASE \$4.50/sf**



FEATURES

- 33,587± sf
 - 24,621± sf production area
 - 7,062± sf mezzanine
 - 1,904± sf office
- Air conditioning throughout
- 480v, 3 phase power
- Easy access to US-52/I-74 and I-40
- Significant parking
- Rubber membrane roof
- Built in 1964
- Large locker room / restroom
- City utilities to site
- G1 zoning
- Ceiling height from 14' to 16' clear (7'-10" under mezzanine)
- 2, 12'x12' roll up doors
- Covered dock loading platform
- On airport campus
- Airfield access
- Two runways
 - 4/22 = 3,938' (150' wide)
 - 15/33 = 6,655' (150' wide)
- Lease Rate: \$4.50/sf, Net

CONTACT INFORMATION

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Airport Commission of Forsyth County

3801 N. Liberty Street

Winston-Salem, NC 27105

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AIRPORT COMMISSION OF FORSYTH COUNTY
SMITH REYNOLDS AIRPORT



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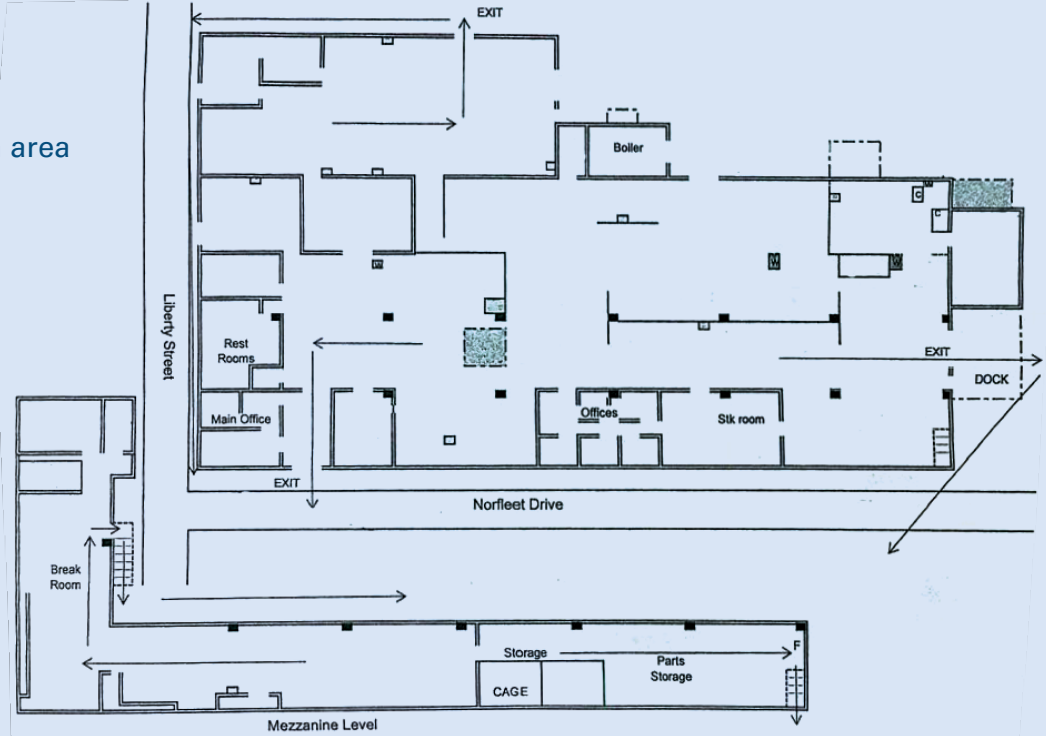
FLOOR PLAN

33,587± sf

24,621± sf production area

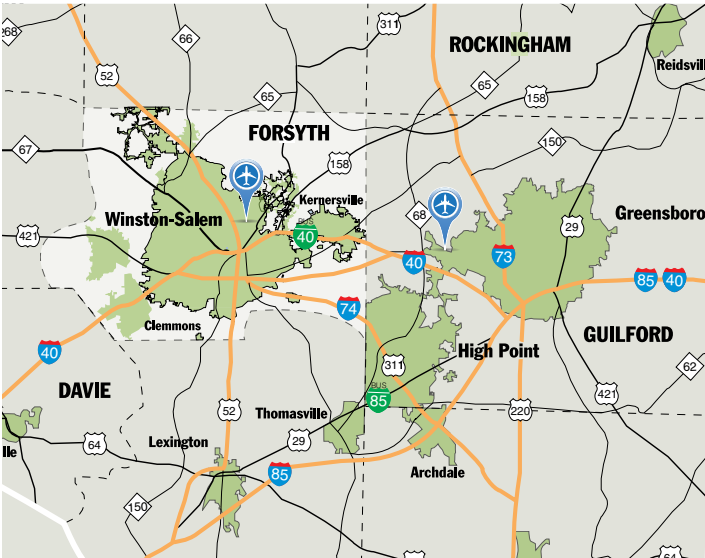
7,062± sf mezzanine

1,904± sf office



LOCATION

Winston-Salem is located in Forsyth County, North Carolina, in the heart of the state's Piedmont Triad region. This area is situated halfway between Washington, DC and Atlanta, GA along the strategic East Coast corridor.



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