

**4400 INDIANA AVE, STE B**  
**Winston-Salem, NC 27105**



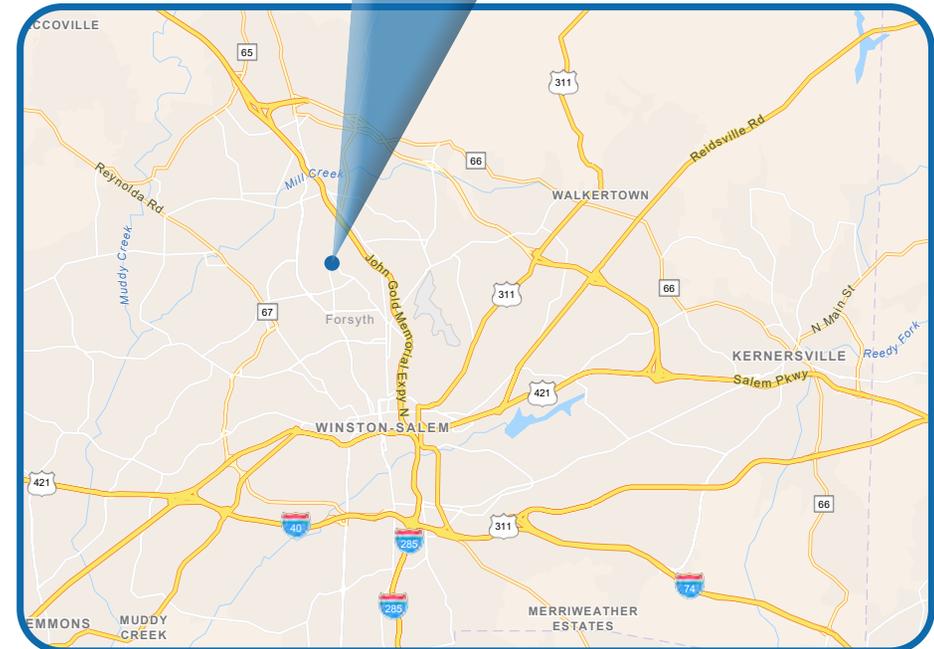
**FOR LEASE - ±10,485 SF**  
**FLEX | WAREHOUSE/INDUSTRIAL**



## SPACE INFORMATION

### Suite B - Warehouse Space

Available SF	±10,485 SF
Date Available	Immediately
Space Use	Flex, Warehouse/Industrial
Lease Rate	\$7.25/SF NNN
Dock doors	(3) dock high doors
Clear Height	22'
Sprinklers	Wet sprinkler system
Space Description	Suite B at 4400 Indiana Ave is available for lease in part or in full. This suite offers extremely usable warehousing space with 22' clear height, wet pipe sprinkler, and 3 dock high doors for shipping and receiving. The suite includes one restroom and a small managers office. The space can be subdivided to meet specific tenant needs, making it an ideal opportunity for businesses seeking a customized industrial flex solution.
Location	Located just minutes from US-52 and I-40, this property offers excellent accessibility for logistics and distribution.



## LOCATION MAP



### LINKS

- [NC Railways Map](#)
- [Forsyth Co. Water & Sewer](#)
- [Park and Ride](#)
- [Public Transportation](#)
- [Chamber of Commerce](#)

### EASE OF ACCESS

US Highway 52	1.2 miles
Us Highway 421	4.9 miles
Interstate 40	7.1 miles

## PROPERTY INFORMATION

Zoning	Commercial/Highway Business
Tenancy	Multi
Building Size	22,351 SF, Suite Available: 10,485 SF
Floors	1
Acreage	2.29
Foundation	Concrete Slab
Year Constructed	1984, renovated 2021
Parking	Surface

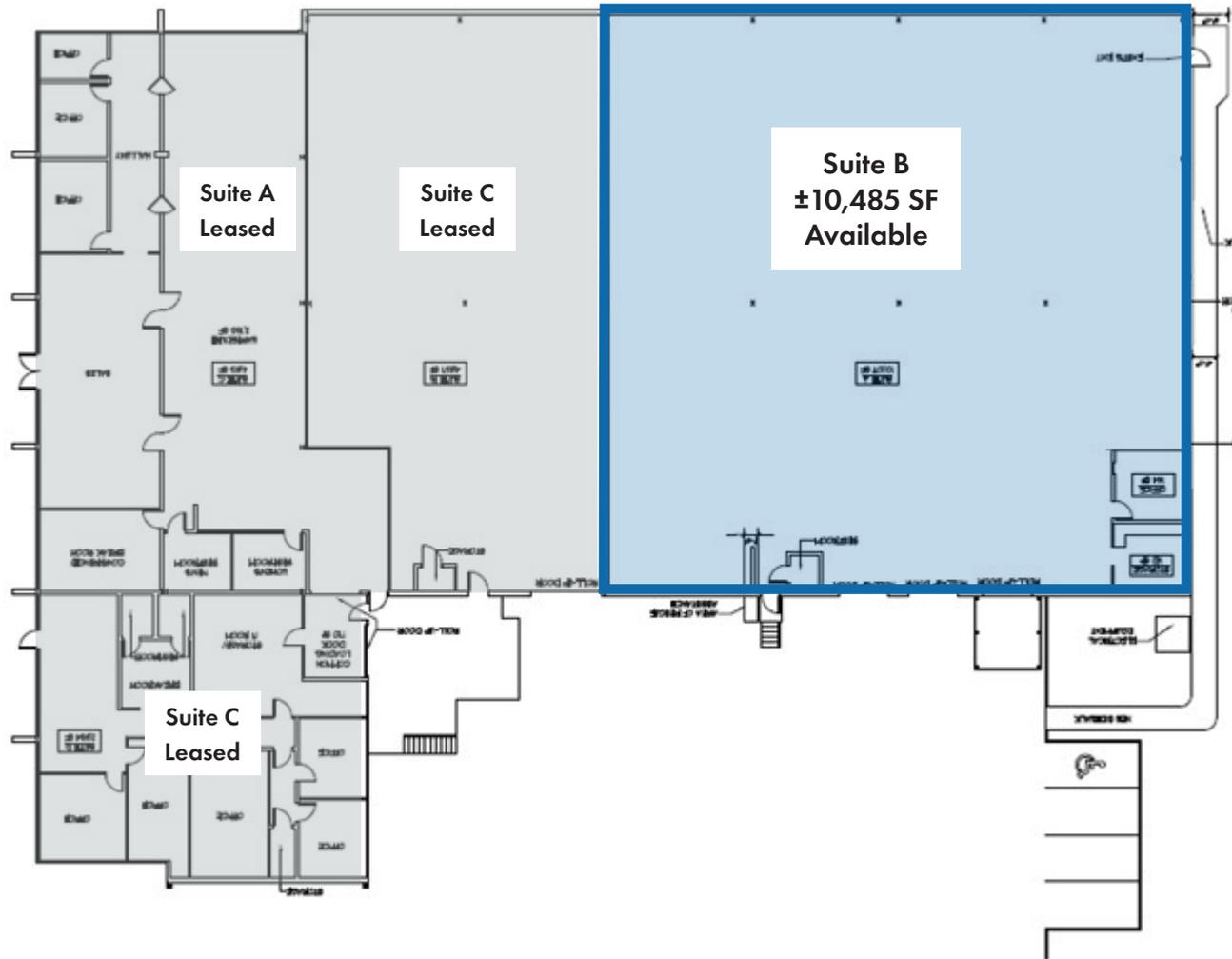
## HIGHLIGHTS

- Property renovated in 2021
- Located minutes from US Hwy 52 and I-40
- 3 dock high doors for shipping and receiving
- Space can be subdivided to meet tenants needs

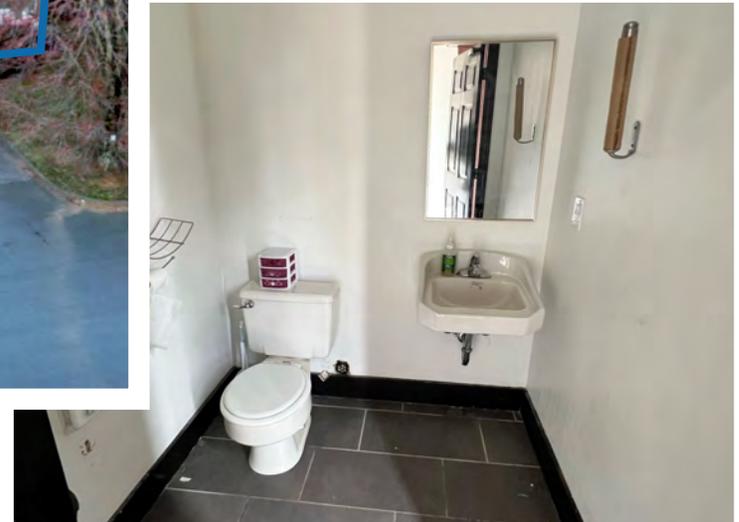
	1-Mile	3-Mile	5-Mile
Population	6,771	56,720	132,978
Daytime Population	8,830	73,769	181,652
Workers	4,500	39,268	105,339
Residents	4,330	34,501	76,313



SITE PLAN



PROPERTY PHOTOS



DRIVE TIME MAP

