



FOR LEASE

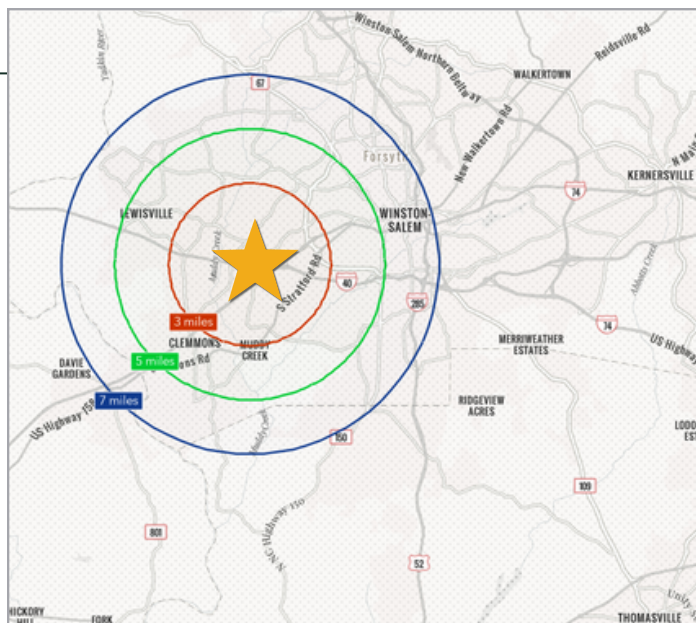
NEW CONSTRUCTION FLEX, HWY 421 BLUE ROCK INDUSTRIAL PARK I WINSTON-SALEM, NC

PROPERTY FEATURES

- +/- 3,000 SF available
- Zoned General Industrial (GI) and visible from Hwy 421/I-40
- Drive-in door & loading dock access
- Fully conditioned with 15'-22' clear ceiling height
- 661 Blue Rock Court
Winston-Salem, NC 27103
- Lease Rate: \$12.00/PSF, NNN

DEMOGRAPHICS

	3 MI.	5 MI.	7 MI.
POPULATION	53,196	127,471	231,488
AVG HH INCOME	\$105,594	\$116,245	\$103,629
BUSINESSES	2,861	5,594	9,744
EMPLOYEES	37,220	94,252	149,195



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661 BLUE ROCK COURT | WINSTON-SALEM, NC



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