

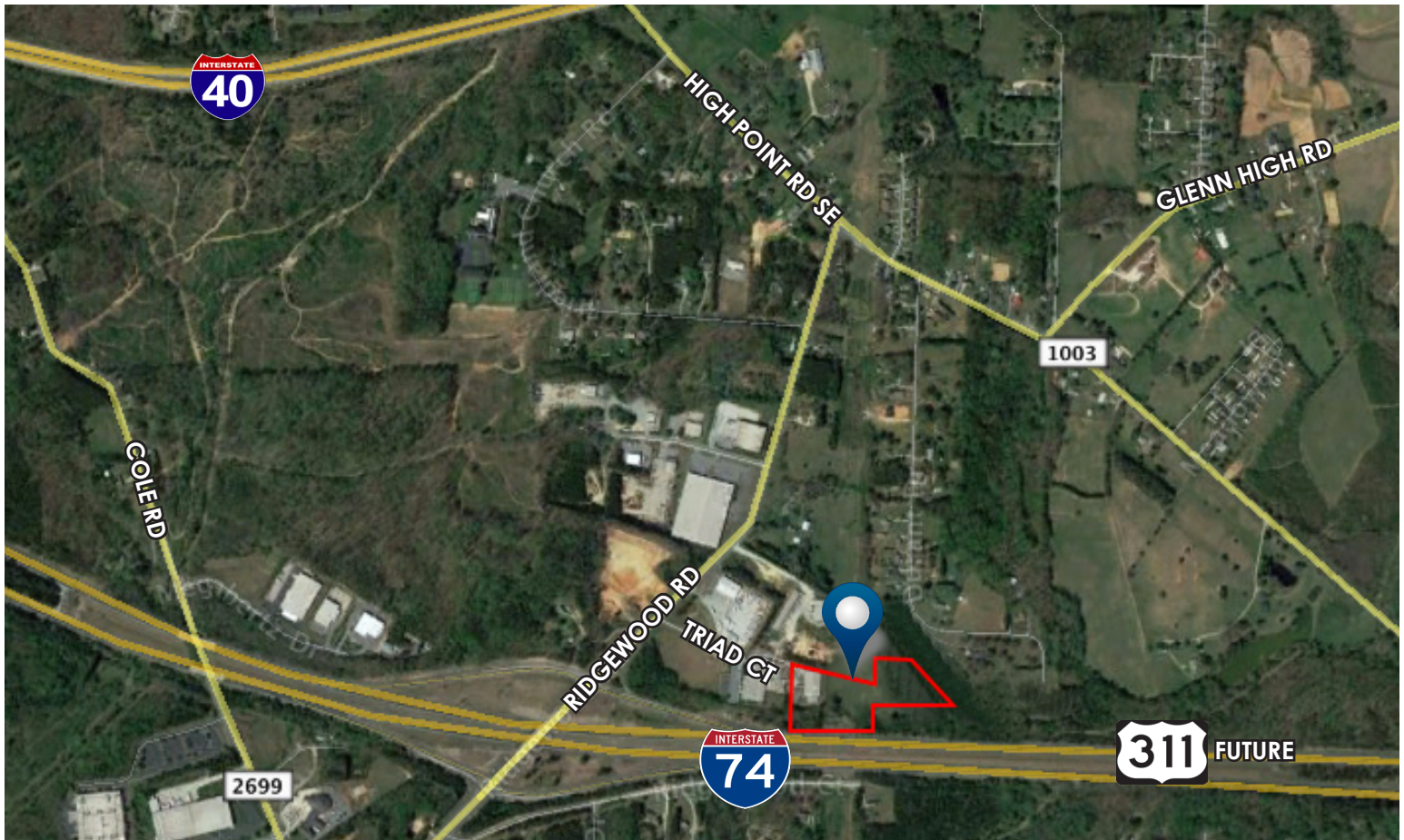


MILLER HATCHER

COMMERCIAL REAL ESTATE

3540 TRIAD COURT, WINSTON-SALEM, NC 27107

SALE/LEASE



PROPERTY OVERVIEW

- 17,860 SF
- Commercial/Flex Space
- Good Access
- Close access to US 40 & US 74 (future Hwy 311)
- \$615,000/\$3.95 SF



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SALE/LEASE

LOCATION

Address	3540 Triad Court				
City	Winston-Salem	Zip	27107	County	Forsyth

PROPERTY DETAILS

Property Type	Flex	Acres ±	4.96	Dimensions ±	150' x 100'
Available SqFt ±	17,860	Floors	1	Ceiling Height ±	14±/17±
Building SqFt ±	17,860	Restrooms	4	Parking	20
Office SqFt ±	2,860	Flooring	Concrete	Bay Size ±	25' x 50'
Year Built	1988	Roof	Metal	Docks ±	2
Renovated	N/A	Building Exterior	Metal	Drive-ins ±	1

UTILITIES

Electrical	3 Phase	Sewer	Septic	Heat	Gas
Water	Public	Air	Office		

TAX INFO

Zoning	LI	Tax Block	2644	Tax PIN	6854-71-9366
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PRICING

Price	\$615,000	Rent/mo ±	\$5,879	Lease Type	NNN
Price/SqFt	\$34.43	Lease Rt/SqFt ±	\$3.95	Tax Value	\$626,000

COMMENTS

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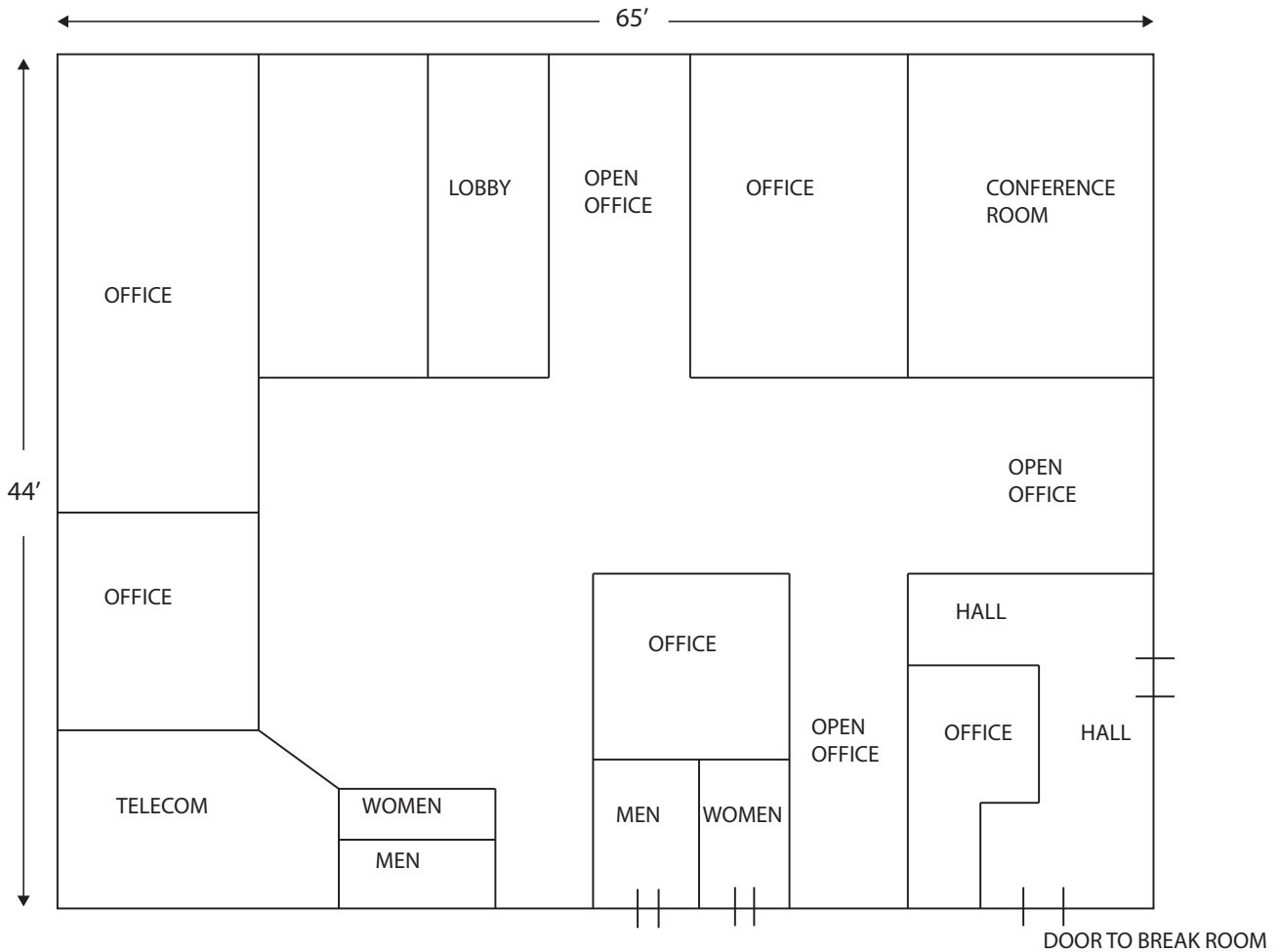
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SALE/LEASE

OFFICE FLOOR PLAN

NOT TO SCALE



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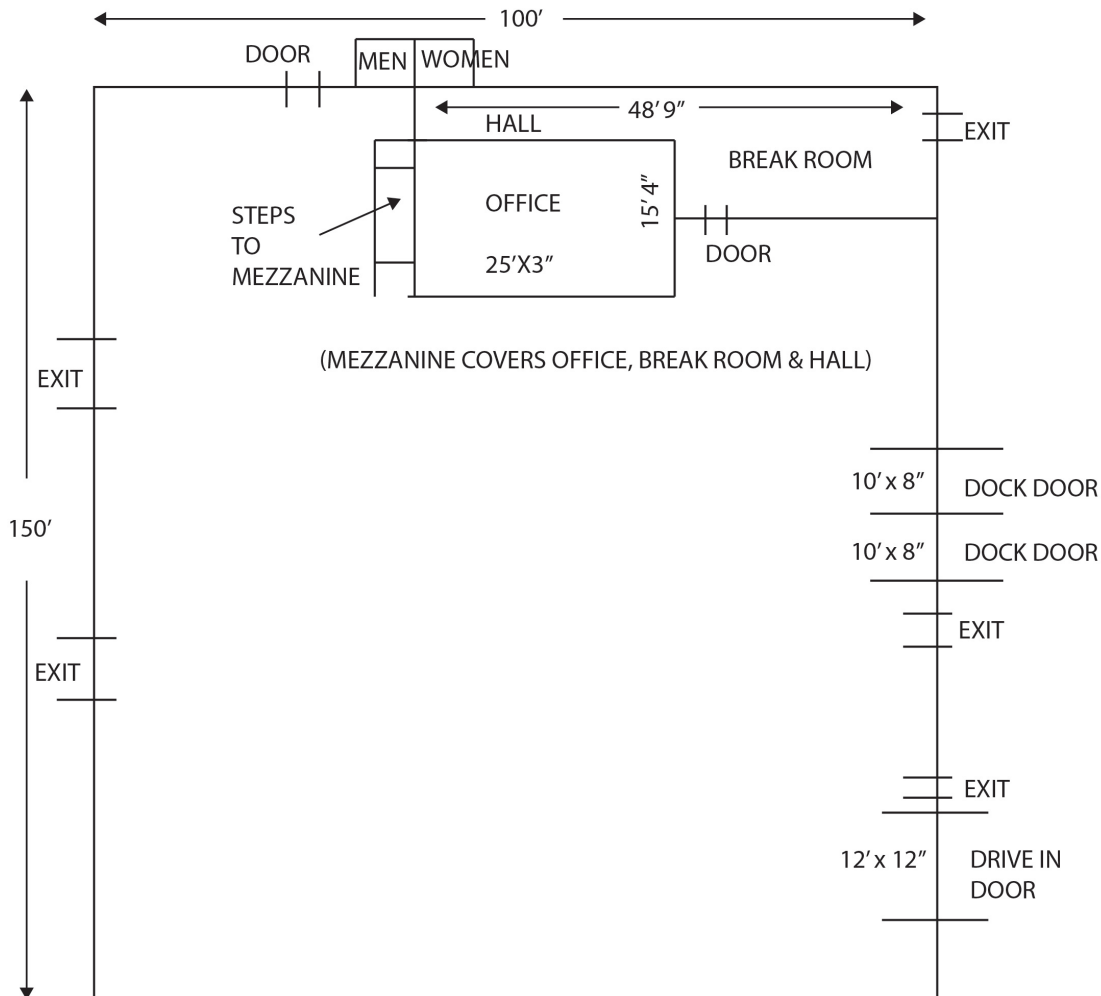
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SALE/LEASE

WAREHOUSE FLOOR PLAN

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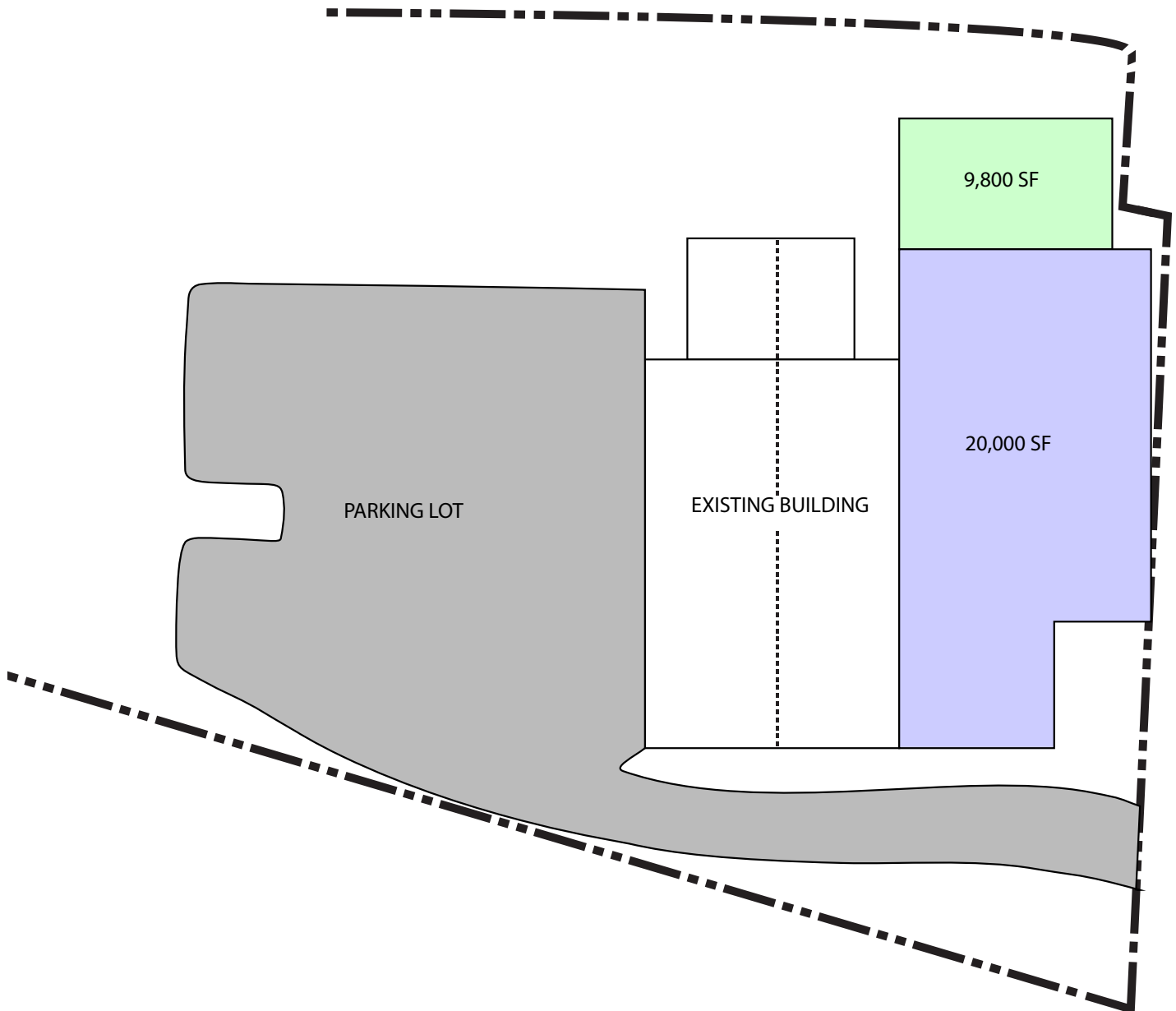
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SALE/LEASE

POSSIBLE EXPANSION

NOT TO SCALE



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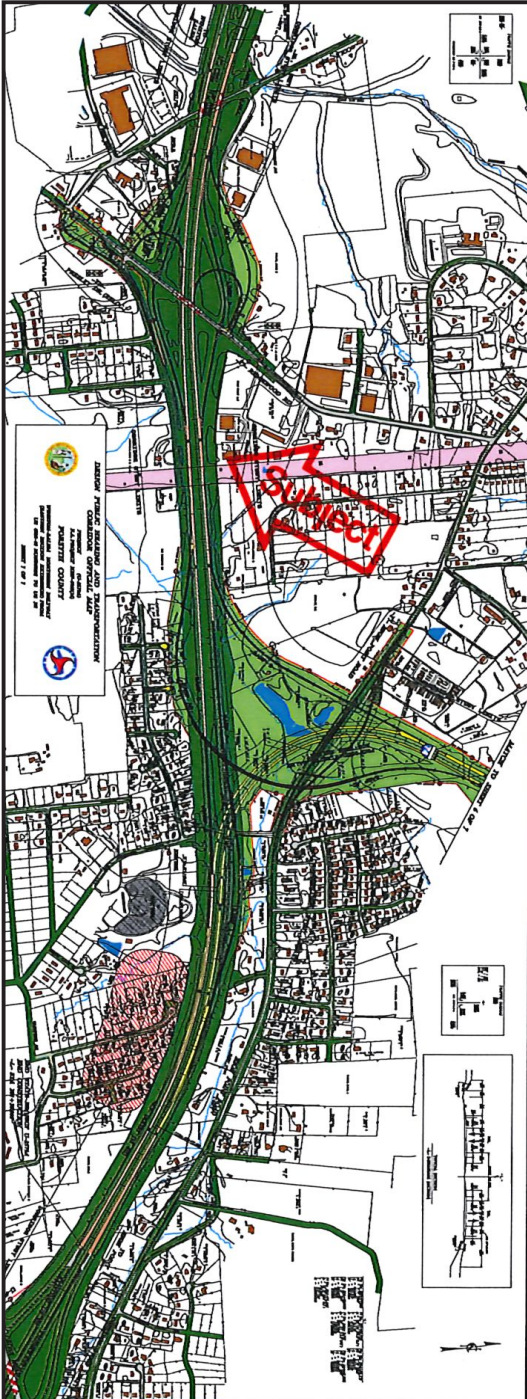
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SALE/LEASE



US 74 (from US 421/US 40)
Merging with US 311
(Approx. Date 2025)



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