



FOR SALE OR LEASE

- ✓ Approximately 9,000 SF with 4,032 SF of conditioned warehouse with 1 dock high door
- ✓ Convenient location near Old Salem, NCSA, and downtown
- ✓ Across the street from Salem Bottleworks, Bobby Boy, & East of Texas
- ✓ 13 parking spaces with potential for 6 more spaces
- ✓ Ideal for Office, Retail, or Flex site
- ✓ .49 acres
- ✓ Zoned Highway Business and Pedestrian Business



ASKING PRICE: \$1,250,000

LEASE PRICE: \$12.50/PSF NNN

Cindy Christopher

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PHOTOS



Building Highlights

New roll up door
and leveler in
2023

Warehouse was
conditioned with
HVAC in 2023

4 HVAC units
2 new in 2019
2 new in 2023

Built in 1972;
Renovated in
2019

Original roof which
is maintained
annually by Allied
Roofing

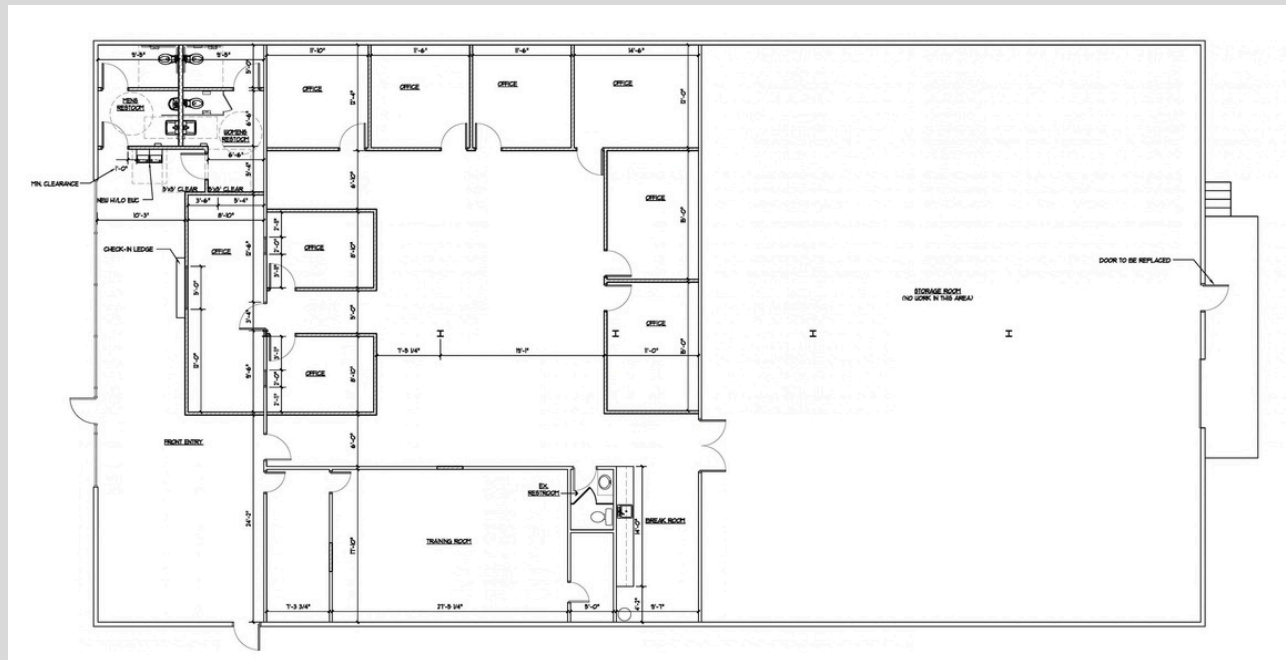
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FLOOR PLAN & MAP



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