



M E R I D I A N

147 S. CHERRY STREET, SUITE 200 | WINSTON-SALEM, NC 27101 | P 336.722.1986 | F 336.723.3173 | MERIDIANREALTY.COM

Multi-Tenant Industrial

West Point Commerce Park, Units 300 & 310

2550 Empire Drive, Winston-Salem, NC 27103



Rare Vacancy | Dock & Drivein Access

18,000± sf Now Available For Sublease

- 2 docks
- 2 drive-ins
- 17'-20' Clear Height
- 30' x 40' Column Spacing
- Fully Sprinklered
- Building & Pylon Signage Availability
- Skylights
- Halide & Fluorescent Lighting
- GI Zoning
- Ample Parking
- Separate Utilities
- Some outside storage
- 480 & 208v service 3Ph
- Electric gate security fence
- 800± sf office



For more information:

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FOR SUBLEASE: \$4.42/SF NET

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Aerial



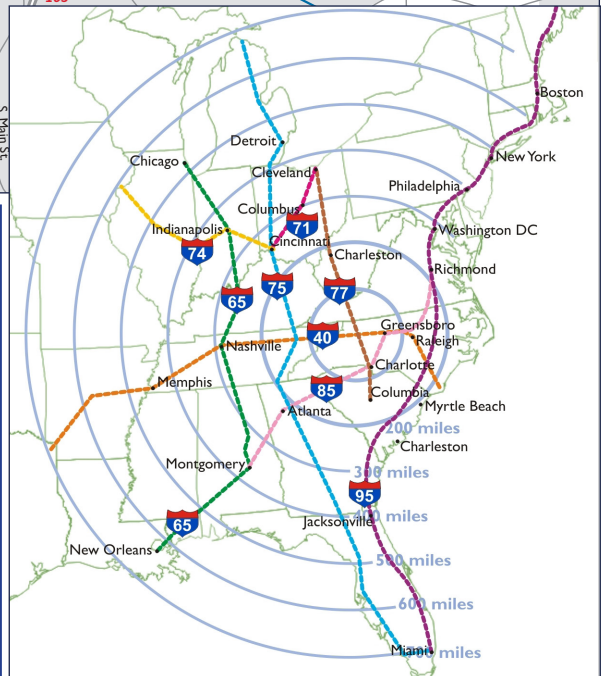
Bird's Eye View



Property Location



- Superior location in Stratford Industrial Park
- Flexible Floor plan
- Aggressive rate
- Connectivity to I-40/ I-74
- Sublease through 1/31/2025; can be extended



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