

3401 Indiana Avenue
Winston Salem, NC 27105



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BROWN INVESTMENT PROPERTIES
EST. 1960

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FOR LEASE
Adaptive Reuse Industrial
32,000 +/- SF

A RARE INDUSTRIAL GEM WITH ENDLESS POSSIBILITIES

3401 Indiana Avenue I Winston Salem, NC 27105

32,000 +/- SF AVAILABLE FOR LEASE

Historic Character. Creative Potential. Exciting Location.

Bring your vision to life in this distinctive, two-story brick industrial building offering about 32,000 square feet of character-filled space. It's authentic industrial aesthetic, timeless-brick construction, and unique atmosphere, 3401 Indiana Avenue presents an exceptional opportunity for a Tenant seeking something beyond conventional Commercial Real Estate.

Imagine a one-of-a-kind event venue, craft brewery and taproom, live music destination, food and beverage concept, creative studio, or experiential gathering space. The building's Industrial roots and flexible footprint provide an inspiring canvas for a business looking to create a memorable destination.

Situated on approximately 1.94 acres at the signalized intersection of Indiana Avenue and Reynolds Boulevard, the property offers a prominent location adjacent to the evolving Whitaker Park district. Existing building features include two loading docks and a freight elevator, adding functionality and flexibility for a variety of potential concepts. An additional passenger elevator is planned and the building has a new roof. Improvements were also made to the existing sprinkler system.



LOCATION



POSITIONED IN A GROWTH DISTRICT

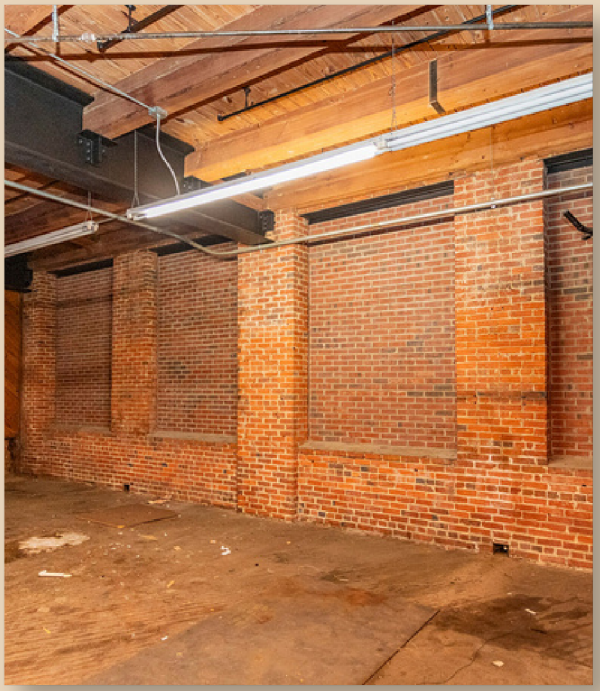
Located near Wake Forest University and the transformative The Grounds mixed-use development, 3401 Indiana Avenue is positioned within a part of Winston Salem experiencing renewed investment, redevelopment, and economic activity. The Grounds is a 100-acre mixed use district bringing together retail, restaurants, residential living, office space, trails, and entertainment-oriented destinations near Wake Forest's athletic and event venues.

Just steps from the Whitaker Park redevelopment area, the property is also surrounded by the continued revitalization of a historic industrial campus into a hub for new business, employment, residential living, and adaptive reuse. 3401 Indiana Avenue is also less than 4-miles from the proposed 5,000+ seat Winston Salem amphitheater. These nearby investments are helping reshape the surrounding area and strengthen its appeal as a destination for commerce, culture, and community.

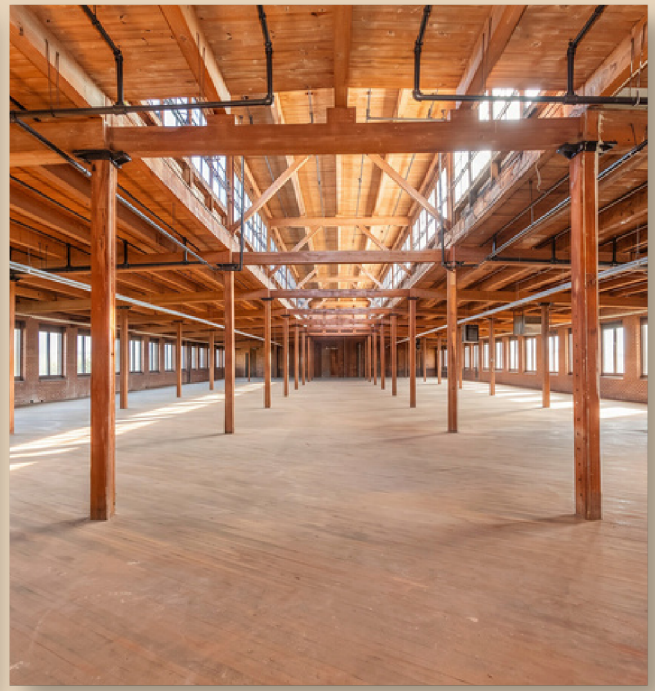
CREATE SOMETHING DIFFERENT

For an entrepreneur, operator, or visionary tenant, this is an opportunity to transform a substantial historic industrial space into a distinctive destination. Whether the concept calls for craft beverages, private events, entertainment, creative production, or another imaginative use, 3401 Indiana Avenue offers the scale, character, and location to make a lasting impression.

Discover the possibilities. Establish your vision. Become part of Winston Salem's next chapter.

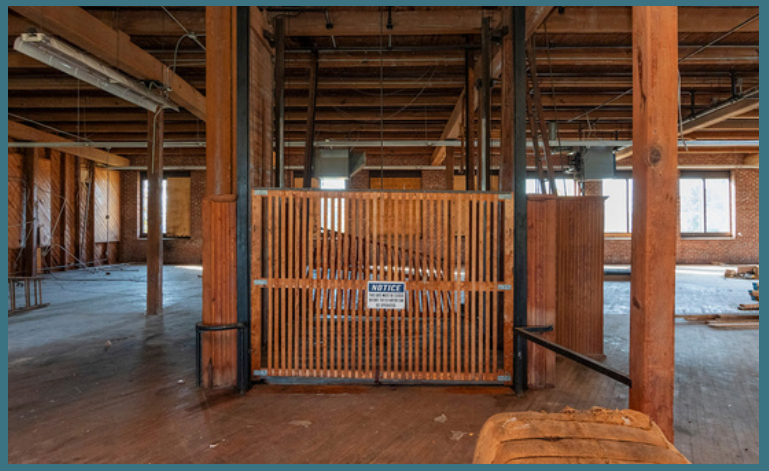






HIGHLIGHTS

- 32,000 +/- SF two-story industrial building
- Approximately 1.94 acres
- Lease Rate: Contact Broker
- Historic brick construction with authentic industrial character
- Two loading docks and freight elevator. Passenger elevator to be added
- Recently updated sprinkler system and new roof
- Prominent corner location at Indiana Avenue and Reynolds Boulevard
- Adjacent to the Whitaker Park redevelopment area
- Conveniently positioned near Wake Forest University, The Grounds mixed-use district, and the Whitaker Park redevelopment project
- Less than 4-miles from proposed 5,000 seat amphitheater
- Ideal concept potential for an event venue, brewery/taproom, entertainment destination, food hall or creative adaptive-reuse project

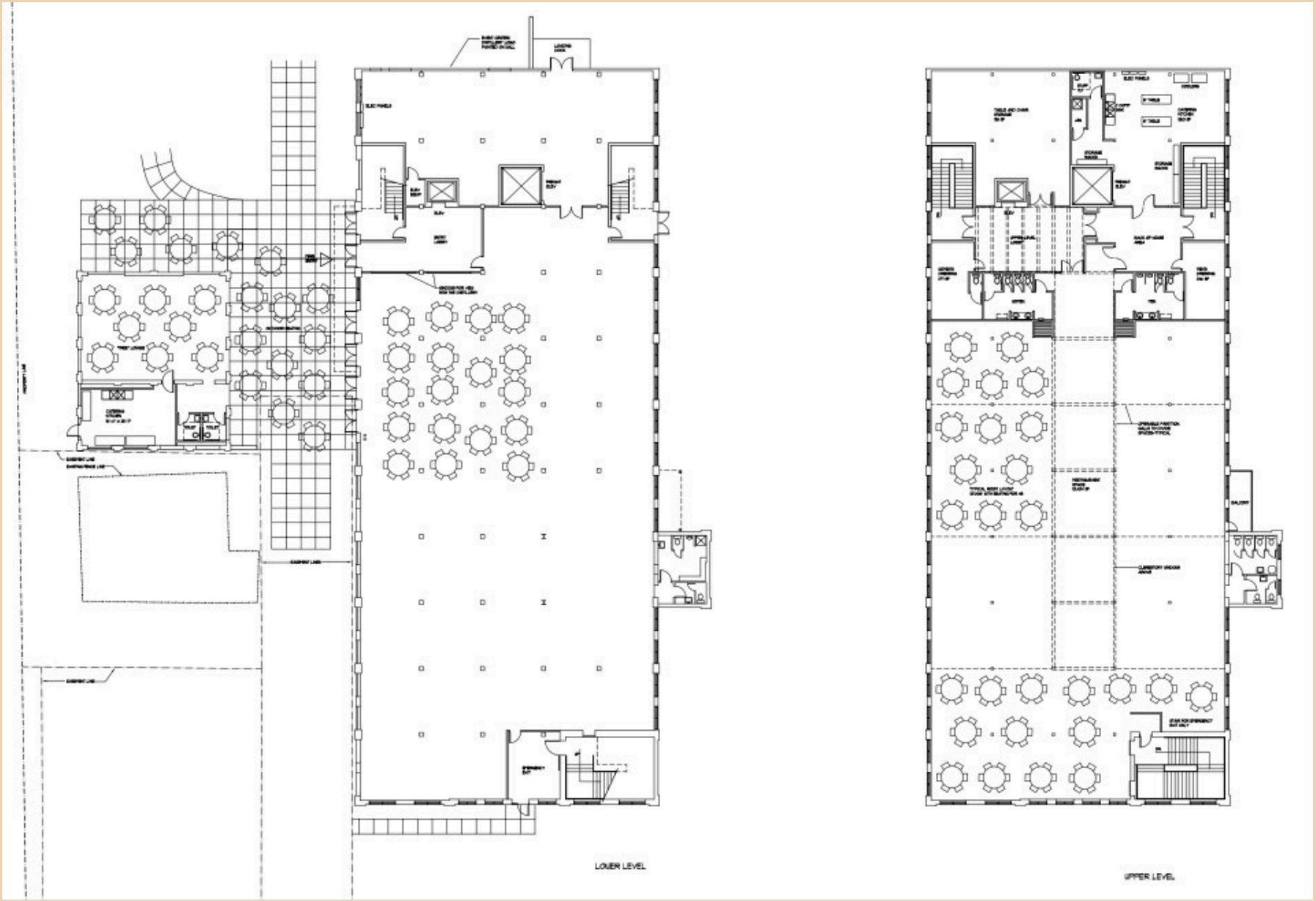




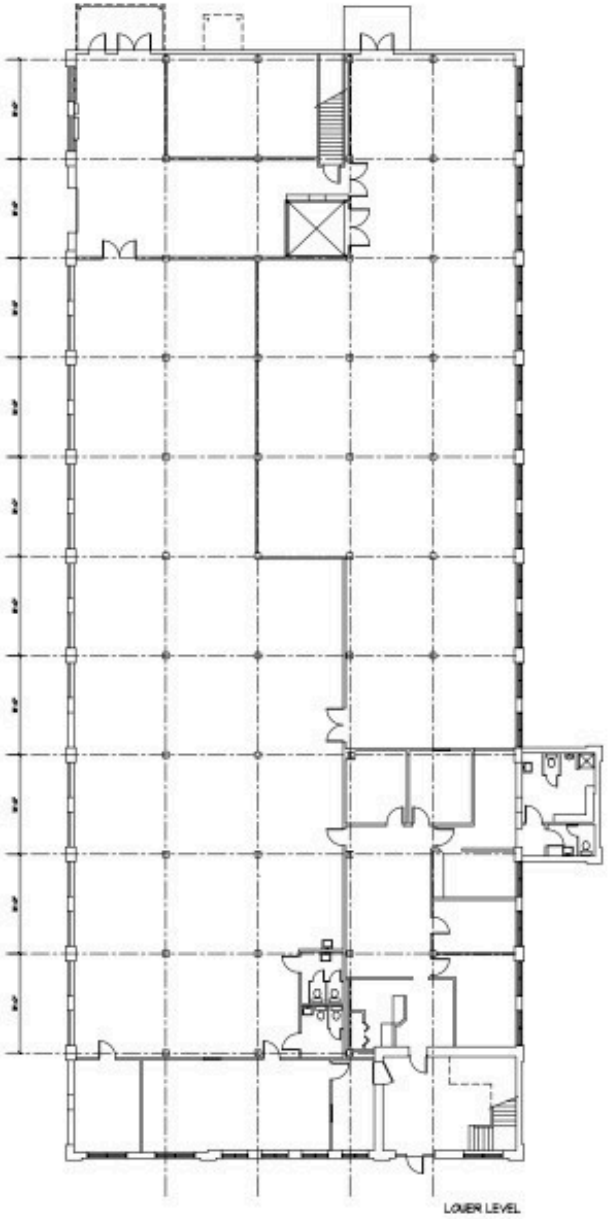


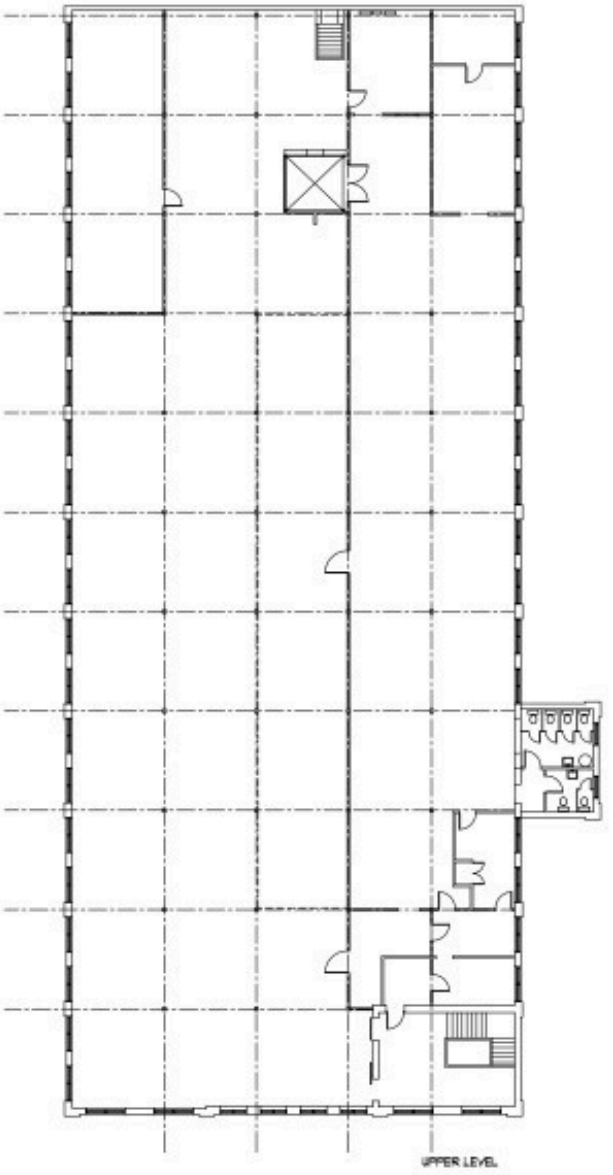


FLOOR PLANS - EVENT SPACE

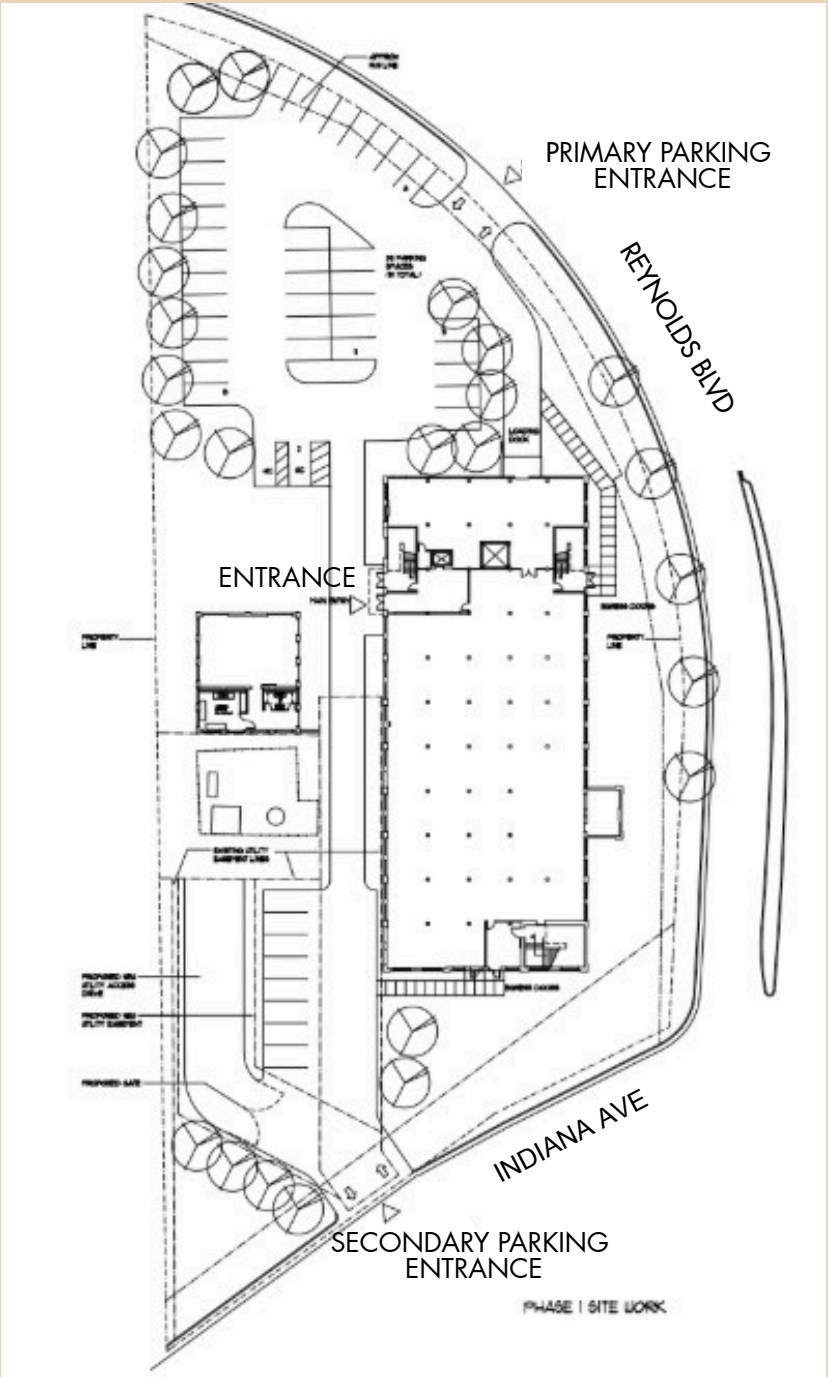


FLOOR PLANS - EXISTING





SITE PLAN


PRIMARY PARKING ENTRANCE
REYNOLDS BLVD
ENTRANCE
INDIANA AVE
SECONDARY PARKING ENTRANCE
PHASE I SITE WORK

For Further Inquiries, Contact



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