

**Interstate Commerce Park**  
*+/- 10,000 SF For Lease*



**NAI Piedmont Triad**  
Commercial Real Estate Services, World Wide



**101 E CARTERET, SUITE 107**  
GREENSBORO, NC

# PROPERTY *overview*

## PROPERTY SUMMARY

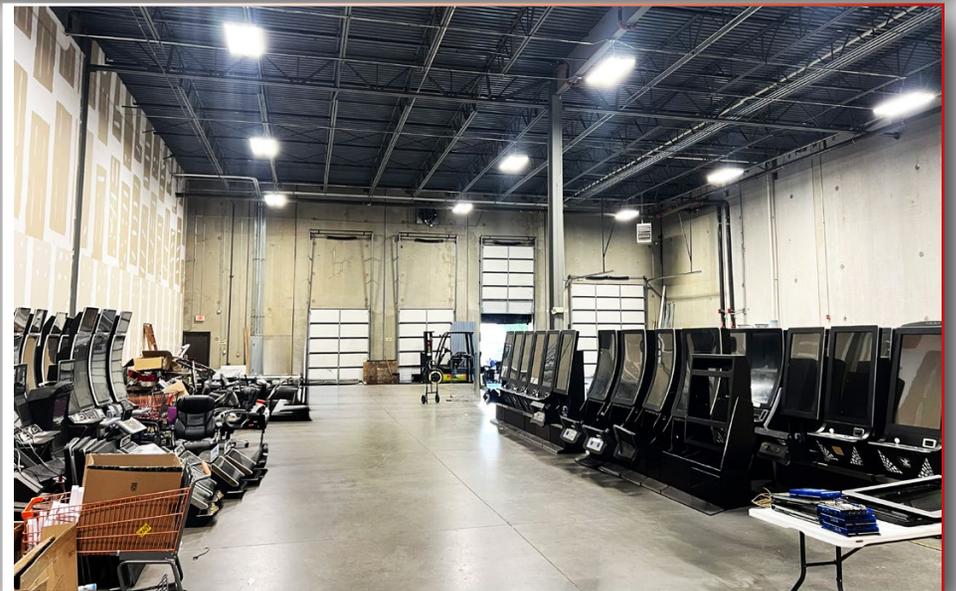
Address	101 E Carteret St, Suite 107 Greensboro, NC
Available	07/01/2026
Total Space	±10,000 SF
Office Space	±2,030 SF
Warehouse Space:	±7,970 SF
Loading	(3) Loading docks (1) 12'x14' drive-in door
Warehouse Ceiling Height (to the deck):	28'6"
Warehouse Ceiling Height (to bottom of joist):	25'6"
Office Ceiling Height:	9'
Zoning	LI (Light Industrial)
Fire Protection	100% ESFR sprinkler system
Location:	Interstate Commerce Park, established industrial hub with strong infrastructure and complementary users

## ASKING PRICE

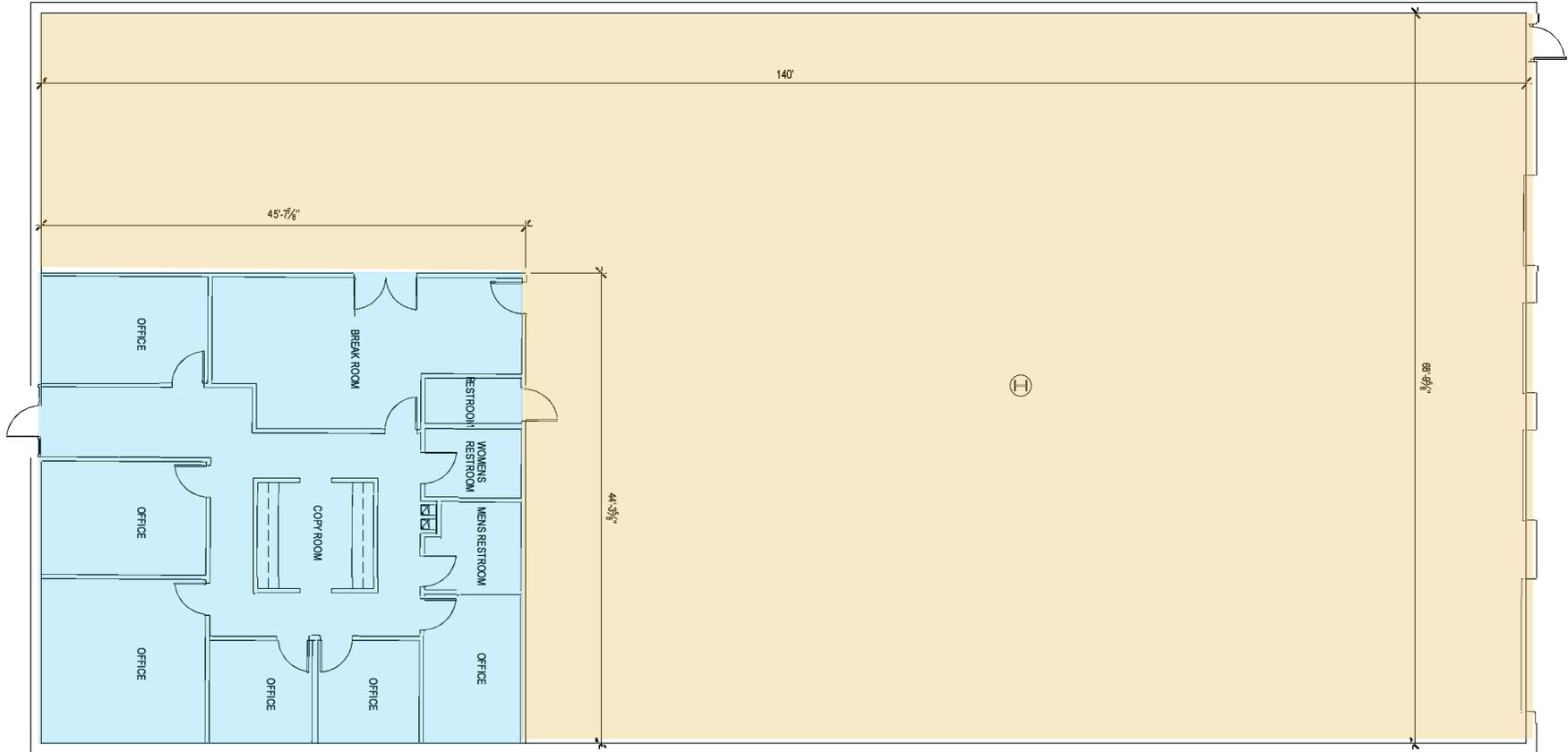
\$8.50/SF NNN



# PROPERTY *photos*



# FLOORplan



 Warehouse - 7,970 SF

 Warehouse - 2,030 SF

# ABOUT *greensboro*

CLOSE PROXIMITY TO MAJOR CITIES & HIGHWAYS

Greensboro is the economic center of North Carolina's Piedmont Triad, strategically located at the crossroads of I-40, I-85, and I-73. This central position offers immediate connectivity to the Southeast's largest markets — Charlotte, Raleigh-Durham, Atlanta, and beyond — making Greensboro a premier choice for companies seeking regional and national distribution reach.

Piedmont Triad International Airport (PTI), just minutes away, anchors a growing aerospace cluster with HondaJet, FedEx, Boom Supersonic, JetZero, Marshall Aerospace, and other aviation leaders. South of the city, the Greensboro-Randolph Megasite is home to Toyota's \$13.9 billion electric vehicle battery plant, one of the nation's largest manufacturing investments. These projects underscore the Triad's rise as a hub for logistics, advanced manufacturing, and next-generation industries.

Beyond connectivity, Greensboro offers competitive lease rates, a large skilled labor pool, and a lower overall cost of doing business compared to peer markets. The area also benefits from a strong university system — including UNC Greensboro, NC A&T, and Wake Forest University — that provides a steady pipeline of talent.

Greensboro delivers a rare combination: affordability, infrastructure, and access to both regional and national markets, all within a pro-business environment. This makes the city an ideal choice for cost-conscious tenants such as furniture companies, service providers, government agencies, and local/regional operators seeking efficient, functional space at below-market pricing.

Located just 0.1 miles from I-40, I-74, and Business I-85, with immediate access to the Greensboro Urban Loop (44-mile beltway connecting I-73, I-85, I-785, and U.S. 421). 3.0 miles (6 minutes) to I-85, 8.6 miles (8 minutes) to I-840, and 14.3 miles (18 minutes) to Piedmont Triad International Airport, enabling efficient regional and national logistics.

LOCATION & ACCESSIBILITY	
	INTERSTATE 70 ..... 1 MILE
	INTERSTATE 40 ..... 4.3 MILES
	INTERSTATE 85 ..... 11 MILES



  
Winston-Salem

**WINSTON-SALEM, NC**  
±27.6 Miles From Site (29 Mins)



  
CITY OF DURHAM

**DURHAM, NC**  
±53.3 Miles From Site (57 mins)



  
Raleigh

**RALEIGH, NC**  
±76.1 Miles From Site (90 Mins)



  
CHARLOTTE

**CHARLOTTE, NC**  
±94 Miles From Site (92 Mins)

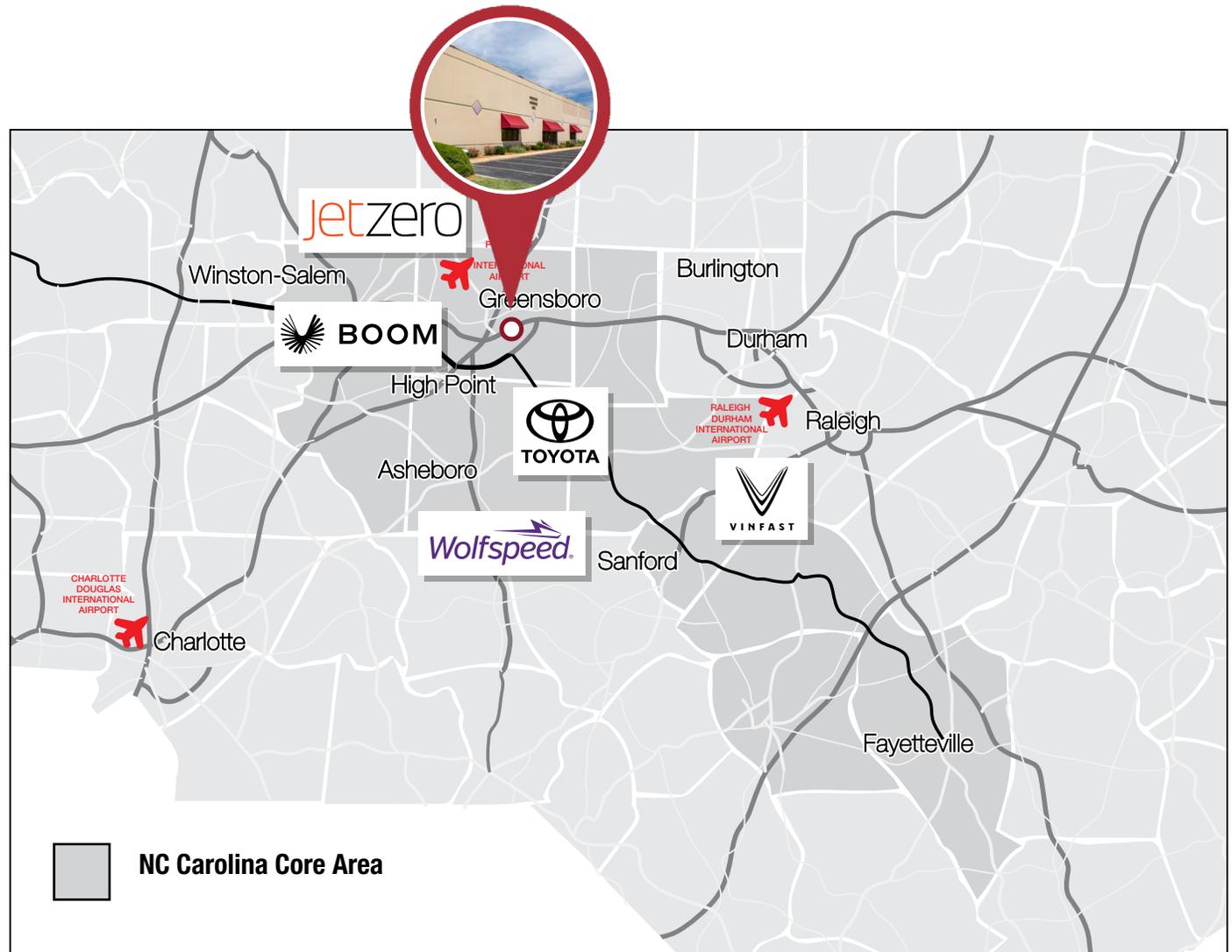
# NC CAROLINA core MARKET MAP

THINK IT.  
MAKE IT.  
MOVE IT.

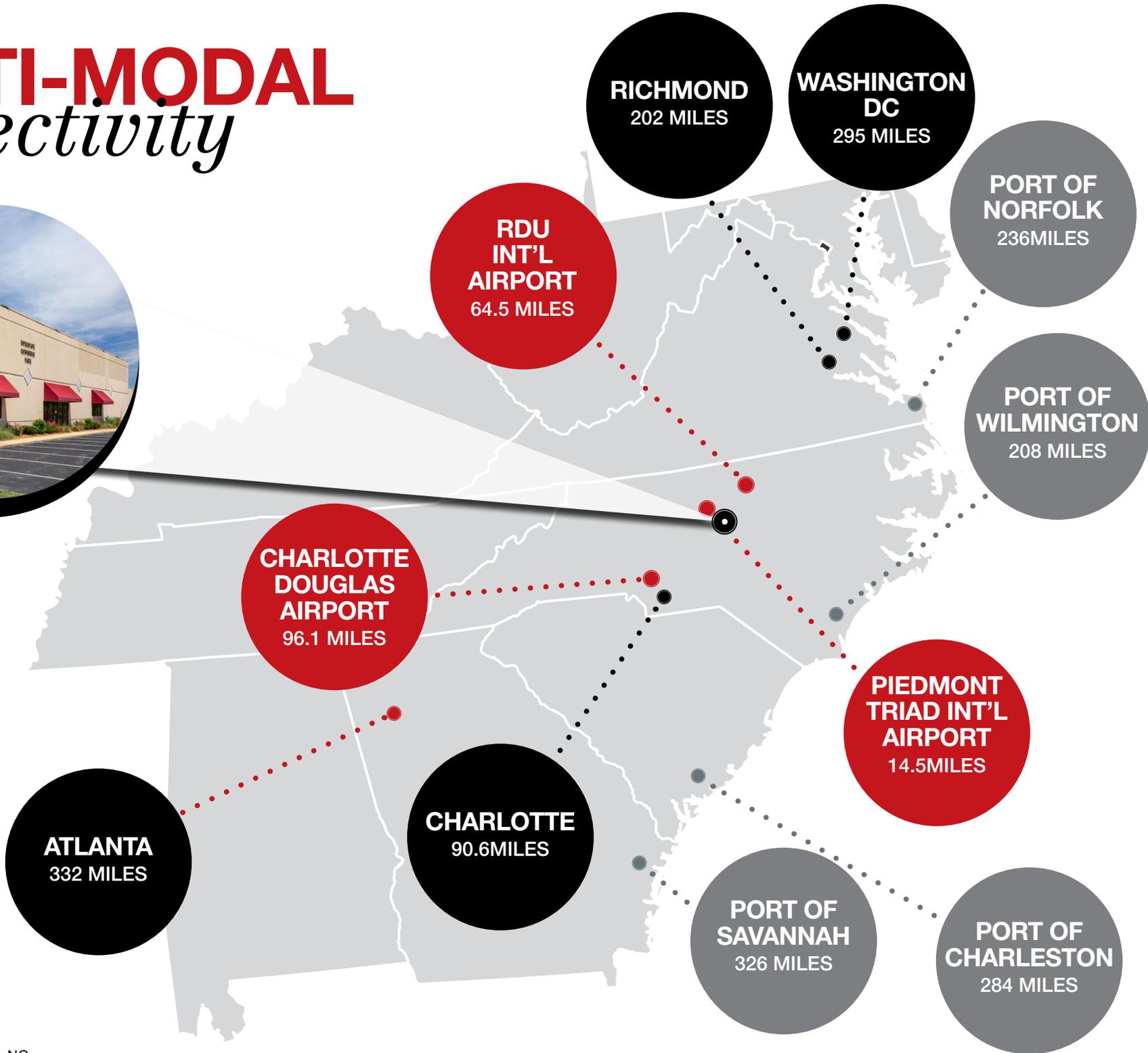


The **Carolina Core** is a 120+ mile stretch of central North Carolina from west of Winston-Salem to Fayetteville encompassing Greensboro and High Point and in close proximity to Charlotte and the Research Triangle, all along future Interstate 685.

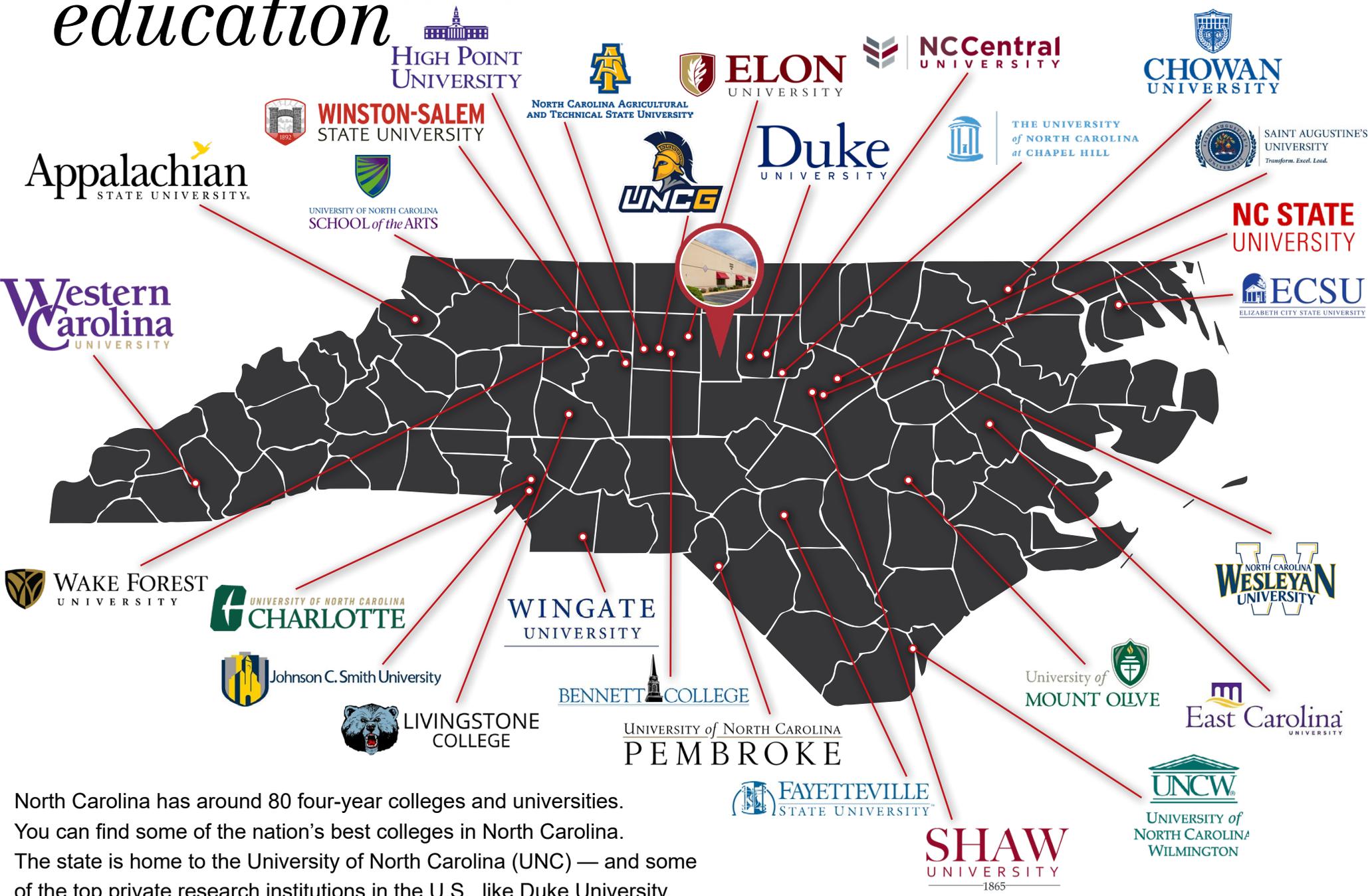
The **Carolina Core** is home to four strategically-located megasites that offer advanced manufacturers room to grow. Companies like Amazon and Publix have made plans to make the **Carolina Core** their next big move.



# MULTI-MODAL *connectivity*



# REGIONAL *education*



North Carolina has around 80 four-year colleges and universities. You can find some of the nation's best colleges in North Carolina. The state is home to the University of North Carolina (UNC) — and some of the top private research institutions in the U.S., like Duke University.

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## BROKERAGE DEVELOPMENT INVESTMENTS

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