

# SALE / LEASE BACK

211 AMERICAN AVENUE, GREENSBORO, NC

167,135 +/- SF on 11.02 +/- Acres



NNN SALE-LEASEBACK | 167,135 +/- RENTABLE SF | INDUSTRIAL

F. Cooper Brantley, Jr.

Ph. 336.383.5911 | Fax 336.373.1453

cbrantley@brantleycommercial.com | www.brantleycommercial.com

1400 West Northwood Street  
Greensboro, North Carolina 27408

**BRANTLEY**  
COMMERCIAL PARTNERS LLC

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PTI Airport

## PROPERTY SPECIFICATIONS

**Proposed sale/ leaseback: 3 year term  
commencing upon closing with no options**

**Rent: \$720,000 annually or \$4.31 PSF NNN**

**167,135 +/- Square Feet**

**Situated on 11.02 +/- acres**

**Built in 1969 with 2015 renovation**

**307 parking spaces to include cars and trailers**

**Ceiling Height: 14' to 28' Clear**

**14 Dock High Doors**

**2 Drive-in doors**

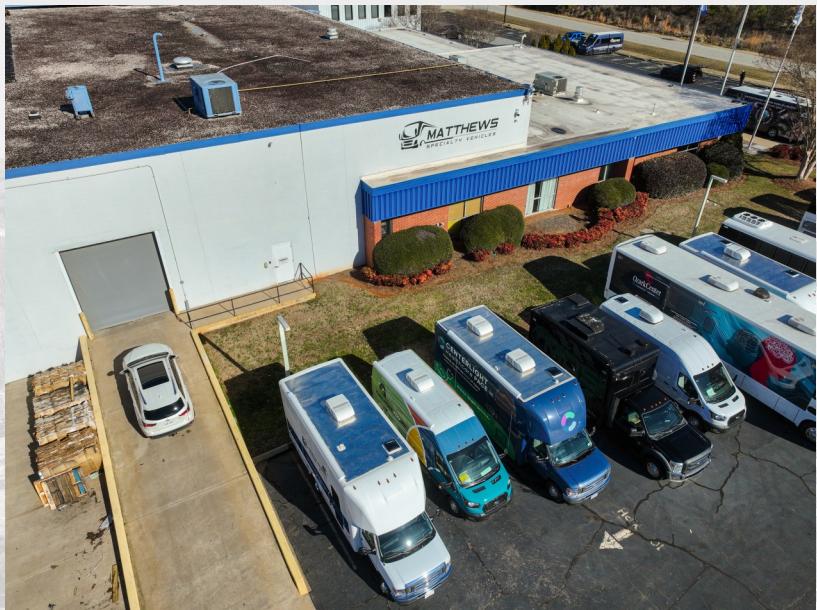
**Accessible to 1-40, The Urban Loop and PTI Airport**



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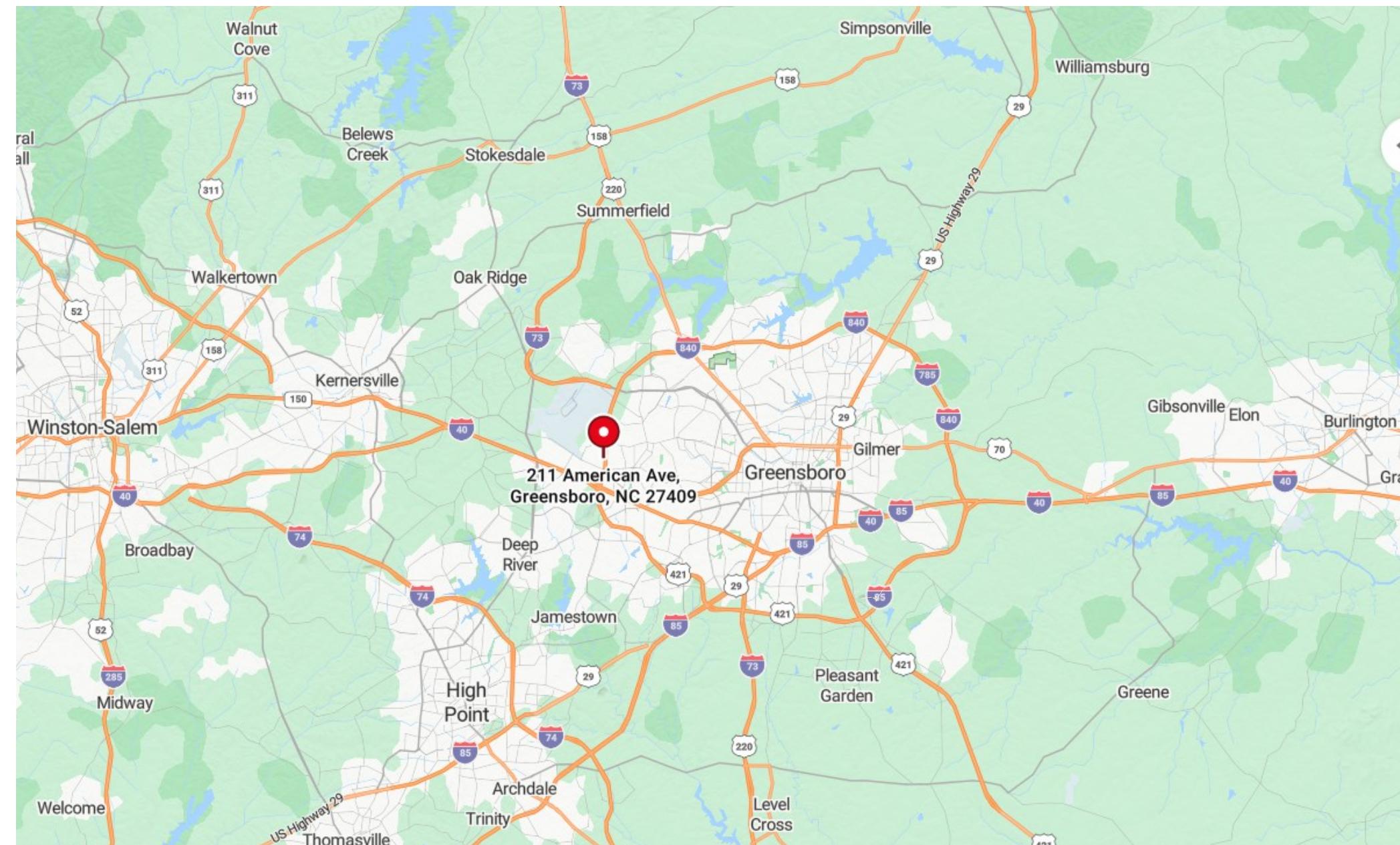
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Location Map—Interstate System

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Parcel Aerial

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