



7700 Boeing Drive, Greensboro NC 27409

For Lease

Heavy Industrial

Flex Space

19,162 SF with 0.25 acre yard



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Great Opportunity to Lease Heavy Industrial Flex Space with Secured Outdoor Storage!

Suite A Available 19,162 SF.

Property Features

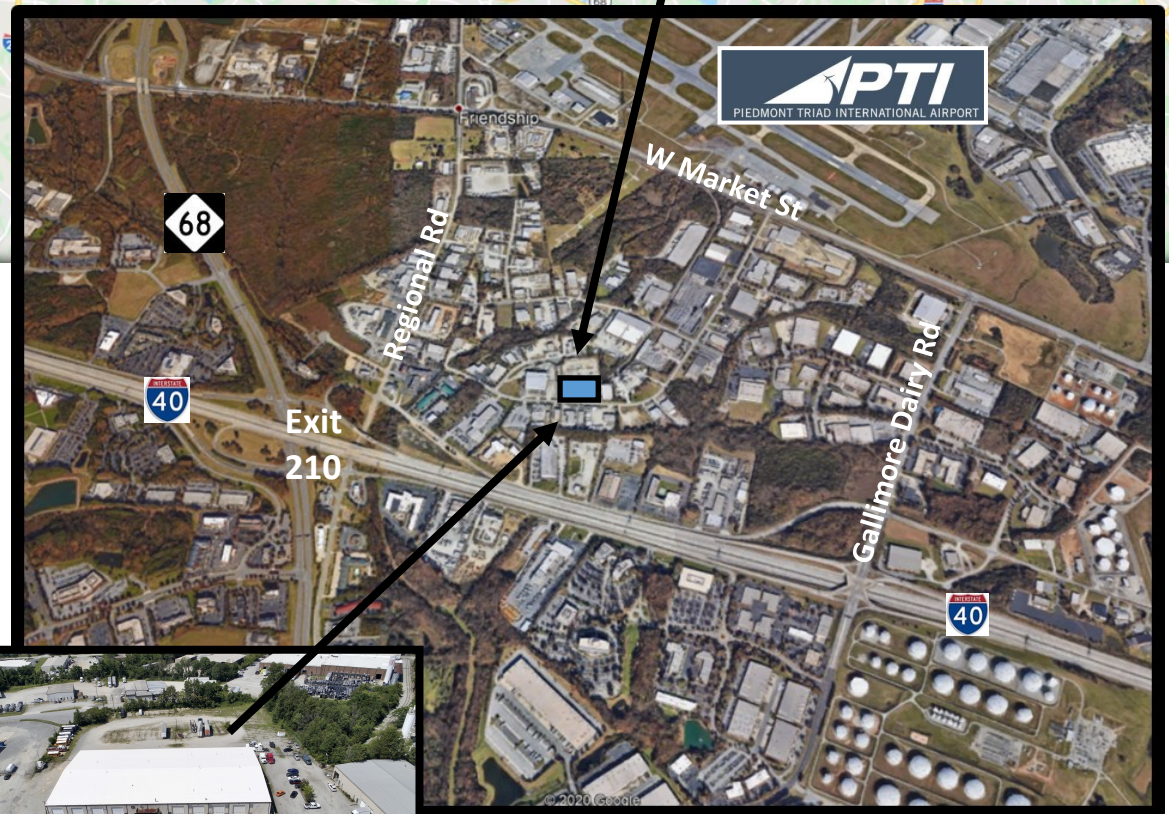
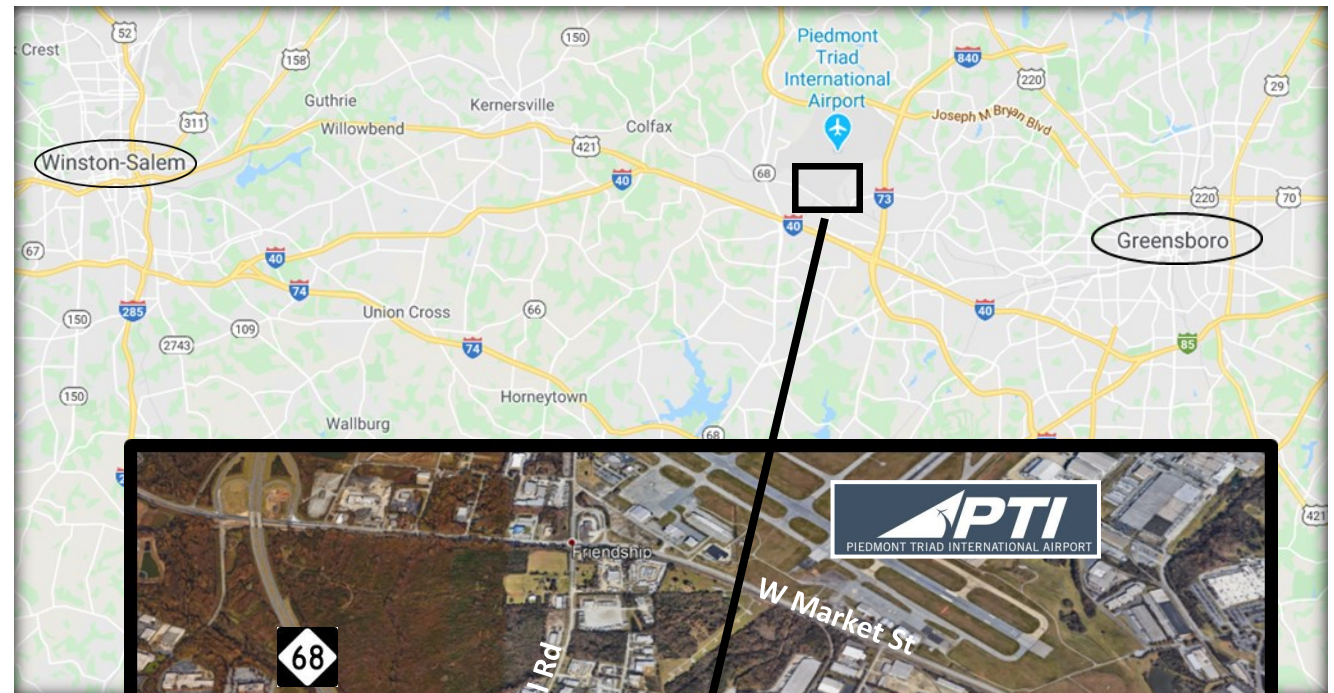
- **Zoned:** HI (Heavy Industrial)
- **Sprinkled:** Wet system
- **Age:** Facility built in 1976, previously used for Heavy Truck Service
- **Drive-in:** 9 service bays w/ 14' x 16' rollups
- **Heat:** Space Ray Natural Gas Ceiling Space Heaters - 50,000 BTU
- **Air:** OSHA approved exhaust system for diesel service
- **Power:** Building equipped w/ Air-Drops, Large power capacity, 2,600 +/- amps, 220, 240, 3-phase, 4-wire
- **Ceiling:** 20' eaves 24' ridge cap
- **Roof:** New in 2019
- **Yard:** Left side fenced and secured, +/- 0.25 acre
- **Location:** 2 minutes from I-40 via Exit 210, Hwy 68, Easy Access to PTI Greensboro Airport
- **Lease Rate:** \$9.00 PSF/year (includes 0.25 acre yard)
- **TICAM:** \$1.40



1007 Battleground Avenue, Suite 401
Greensboro, NC 27408

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Floor Plan

