

I-40 FRONTAGE LAND FOR SALE

7806 McCloud Rd, 7862 McCloud Rd,
8410 Key Blvd, 8408 Key Blvd, 8400 Key Blvd.
Greensboro, North Carolina 27409



FOR SALE: 33.04 Acres

TYPE: LI (Light Industrial)

PRICE: \$3,469,200

PRESENTED BY
NAI PIEDMONT TRIAD

NAI Piedmont Triad (NAIPT) has been one of the Triad's most respected brokerage firms for more than three decades. With two offices covering Greensboro, Burlington, High Point, and Winston-Salem, its presence is far reaching and committed to quality client services and proven results.

NAIPiedmont Triad
Commercial Real Estate Services, Worldwide
348 N. Elm Street • Greensboro, NC 27401

FOR SALE

I-40 Frontage Land Airport Submarket

- **Five platted lots totaling 33.04 Acres**
- **Addresses**
7806 McCloud Rd, 7862 McCloud Rd, 8410 Key Blvd,
8408 Key Blvd, 8400 Key Blvd.
Greensboro, North Carolina 27409
- **For Sale:** I-40 Frontage Land in Airport Submarket,
Greensboro, NC
- Located on the north side of I-40 between NC 68 and
Sandy Ridge Road
- 33.04 Acres- Five platted lots to be sold together in bulk
 - o Lot 1: 7806 McCloud Road: 3.9 acres (fronts I-40)
 - o Lot 3: 8410 Key Boulevard: 6.56 acres
 - o Lot 4: 8408 Key Boulevard: 6.63 acres
 - o Lot 5: 8400 Key Boulevard: 6.12 acres
 - o Lot 8: 7862 McCloud Road: 9.83 Acres(fronts I-40)
- Utilities: City of Greensboro water and sewer.
- Zoning: LI (light industrial). Lots 1,3,4,5 are subject to
restrictive covenants
- Traffic Volume on I-40: $\pm 117,000$ VPD (2023)

Asking Price: \$3,469,200
(\$105,000 per acre)



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