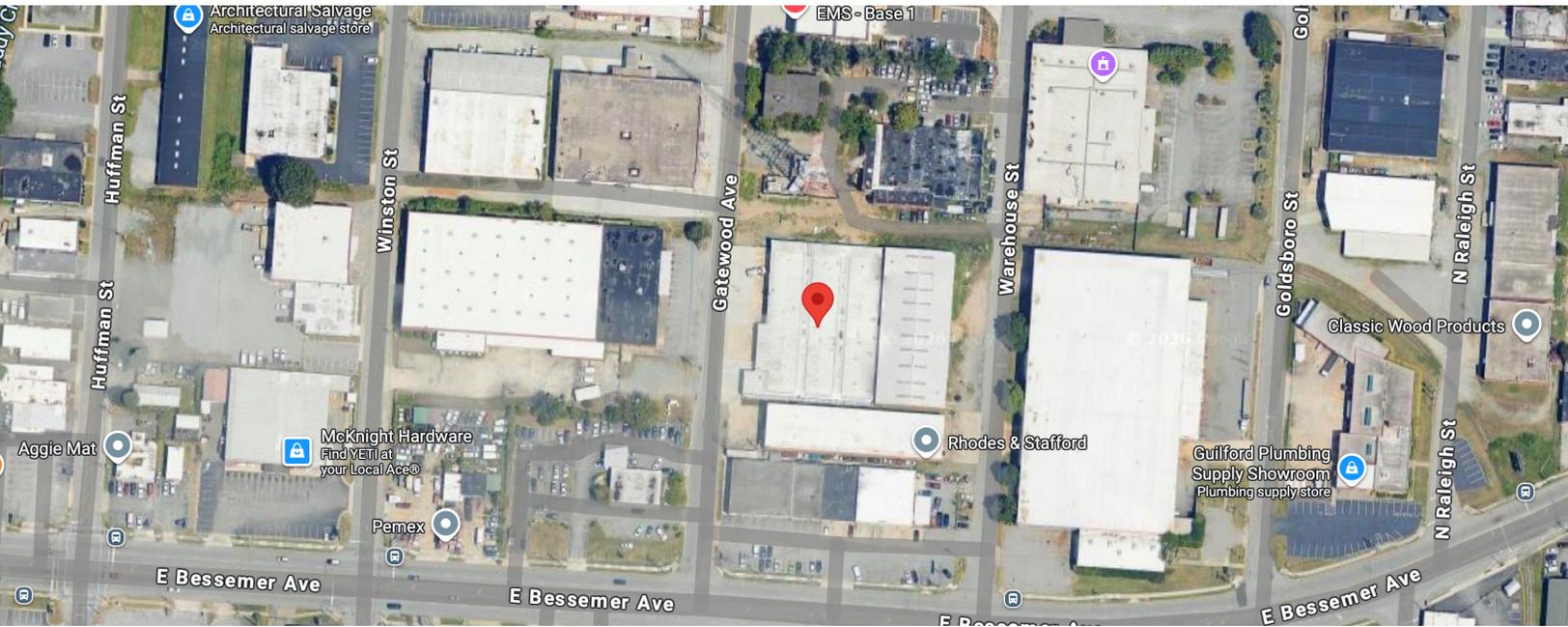


# INDUSTRIAL BUILDING FOR SALE



1024 GATEWOOD AVENUE GREENSBORO, NC 27405

**CALL FOR PRICING**

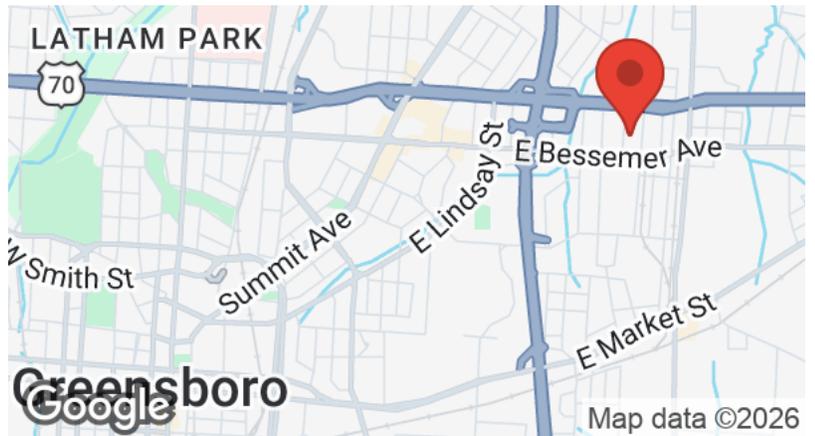


## Highlights

<b>BUILDING SIZE:</b>	29968+/- SF
<b>OFFICE</b>	2000 +/- SF
<b>LOT SIZE:</b>	0.94
<b>PARKING:</b>	11 Spaces
<b>DOCK-HIGH</b>	3 (8' X 8')
<b>DRIVE IN/GRADE LEVEL:</b>	1 (8' X 8')
<b>CLEAR CEILING</b>	10'-12' Throughout
<b>ZONING:</b>	LI
<b>EFFECTIVE YEAR</b>	1991

## Property Description

- This 29,968 SF industrial building sits on approximately 0.94 acres and is well equipped for a variety of operational needs.
- The building features three dock-high doors, each measuring 8' X 8', allowing for efficient loading and logistics. Additionally, the property includes one drive-in grade level for easy access. Heated and cooled office space, and heated main warehouse



V/STOL COMMERCIAL REAL ESTATE

2517 Duck Club Rd  
Greensboro, NC 27410



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Broker  
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rani@vstolcre.com

**CHELSEA REYNOLDS MBA**

Broker  
office: (336) 254-1411  
chelsea@vstolcre.com

# PHOTOS

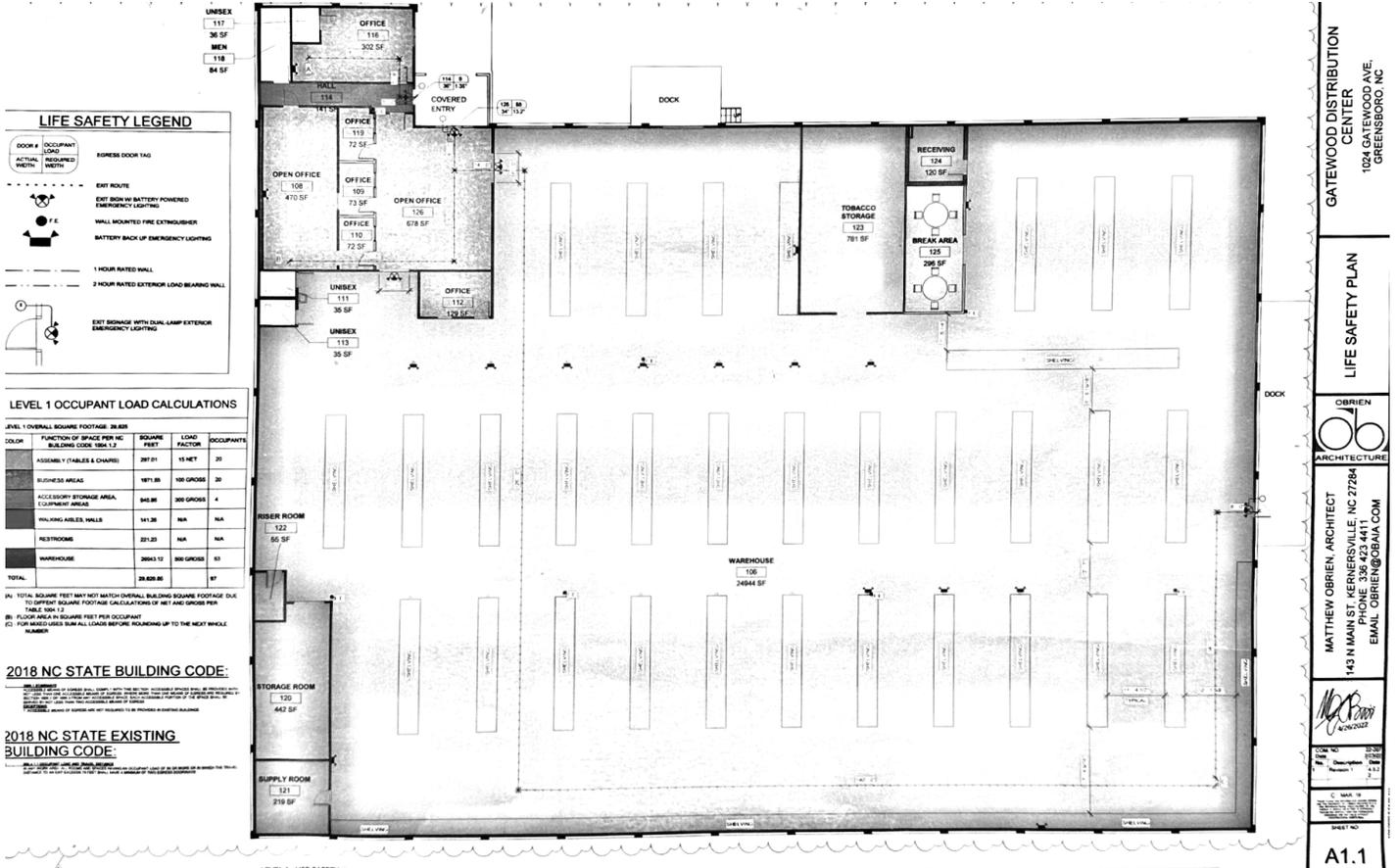
1024 Gatewood Avenue | Greensboro, NC 27405



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GATEWOOD DISTRIBUTION CENTER  
1024 GATEWOOD AVE., GREENSBORO, NC

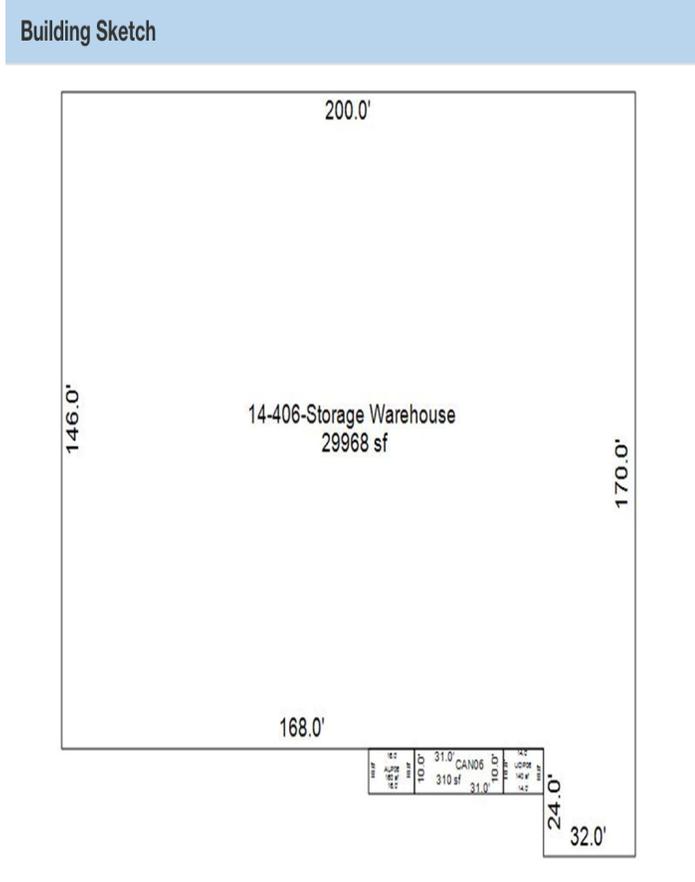
LIFE SAFETY PLAN

O'BRIEN ARCHITECTURE

MATTHEW O'BRIEN, ARCHITECT  
143 N MAIN ST. KERNERSVILLE, NC 27289  
PHONE: 336.423.4411  
EMAIL: O'BRIEN@OBAIA.COM

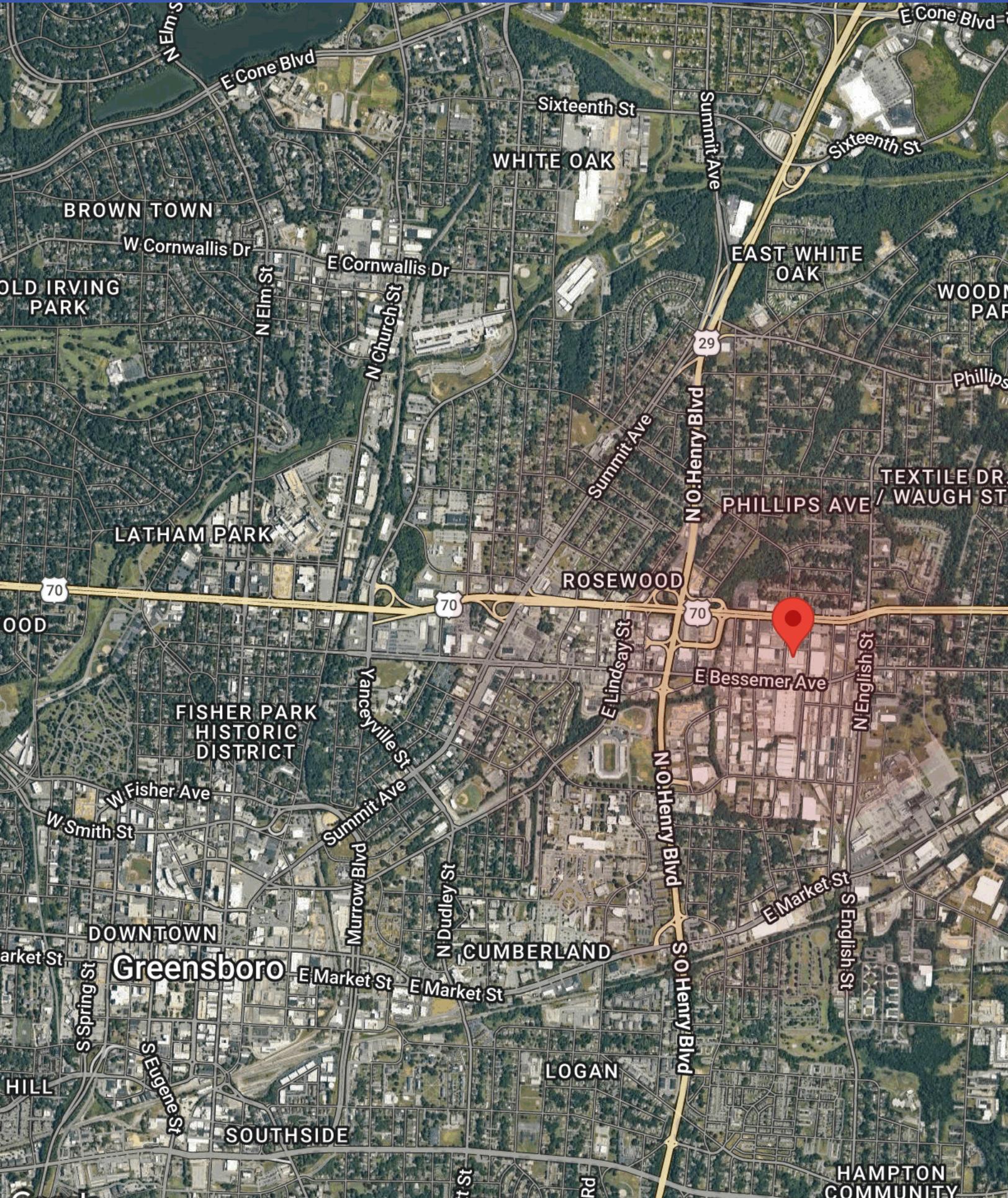
C. MARK III  
4/26/2022

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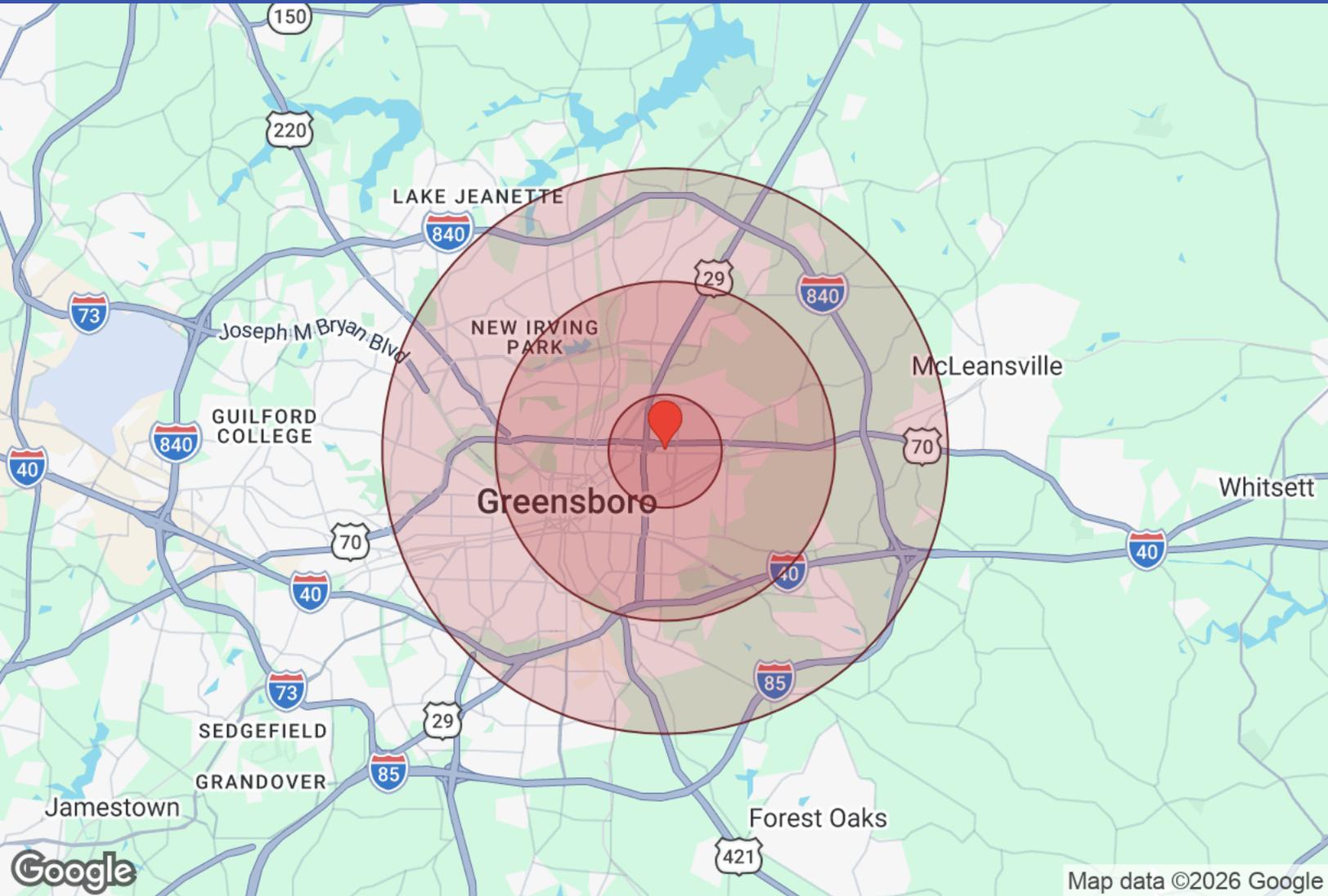
# AERIAL MAP

1024 Gatewood Avenue | Greensboro, NC 27405



# DEMOGRAPHICS

Gatewood Ave  
1024 Gatewood Avenue | Greensboro, NC 27405



Map data ©2026 Google

Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	6,669	41,256	88,220
Female	4,980	34,189	79,871
Total Population	11,648	75,445	168,092

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	1,572	19,344	57,420
Black	7,783	43,607	82,416
Am In/AK Nat	23	158	370
Hawaiian	3	15	34
Hispanic	1,406	6,979	16,036
Asian	573	3,365	7,245
Multiracial	252	1,788	4,185
Other	36	189	370

Housing	1 Mile	3 Miles	5 Miles
Total Units	4,216	31,290	71,009
Occupied	3,774	28,180	64,871
Owner Occupied	1,134	10,814	30,748
Renter Occupied	2,640	17,366	34,123
Vacant	442	3,110	6,137

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	2,216	12,896	28,816
Ages 15 - 24	3,343	18,708	36,186
Ages 25 - 54	3,922	26,784	62,318
Ages 55 - 64	1,092	7,868	17,906
Ages 65+	1,074	9,190	22,867

Income	1 Mile	3 Miles	5 Miles
Median	\$35,727	\$48,517	\$56,760
Under \$15k	744	5,298	8,947
\$15k - \$25k	533	2,848	5,173
\$25k - \$35k	581	2,712	5,786
\$35k - \$50k	482	3,541	8,518
\$50k - \$75k	591	5,014	11,794
\$75k - \$100k	279	2,541	7,519
\$100k - \$150k	426	3,387	9,037
\$150k - \$200k	107	1,216	3,554
Over \$200k	29	1,625	4,543



**Rani Hussami, CCIM**

**Principal, Broker**

License: NC 234092

Rani Hussami, a Certified Commercial Investment Member (CCIM) Designee, provides investment services to commercial real estate investors by advising on acquisitions, dispositions, and portfolio management tailored to each client. With over 20 years of experience in commercial real estate, Rani brings his depth of knowledge to all commercial real estate brokerage areas with a focus on investments; retail, and multi-family. Rani was a fighter pilot in the RJAF, so he knows the importance of precision, efficiency, and effectiveness. He brings these qualities to the table for every project. With his wealth of connections in the area, Rani understands the Triad market and how to provide success for each client and their goals.

Prior to V/STOL Commercial Real Estate, Rani was a commercial broker at Marcus & Millichap in south Florida. He also worked at NAI Piedmont Triad, a commercial brokerage firm in Greensboro, North Carolina, for 10 years.



**Chelsea Reynolds, MBA**

**Broker**

License: NC 288593

Chelsea Reynolds brings to V/STOL a diverse background in commercial real estate, including management and litigation. As a graduate of Duke University and UNC-Chapel Hill and with an MBA from Quantica School of Business and Technology, Chelsea is locally connected and focused on providing exceptional service. Licensed with the North Carolina Real Estate Commission, Chelsea plays an integral role in the firm's dispositions and acquisitions. She is a member of the National Association of Realtors and a Greensboro Landlord Association board member.