

2122 Enterprise Road

Greensboro, NC 27410

6,500± SF Office/Flex Space Available for Sale/Lease in Northwest Greensboro



Property Overview

- + **Total Building:** 6,500± SF
- + **Office SF:** 5,000± SF
- + **Warehouse SF:** 1,500± SF
- + **Site Size:** 0.30± Acres
- + **Zoning:** LI (Light Industrial)
- + **Year Built:** 1966
- + **Office Space:**
 - + Includes 8 Private Offices, 2 Large Conference Rooms, Reception Area, Break Room, and 3 Restrooms
- + **Warehouse Space:**
 - + **Dock Doors:** 1 (10' x 10)
 - + **Ceiling Height:** 11'
- + **HVAC:** 100% - Four 5-ton units (installed 2022, 2021, and 2 in 2019)
- + **Parking:** 8 spaces, street parking, and additional parking available (up to 10 spaces)
- + **Lighting:** New LED lighting throughout
- + **Sale Price:** \$962,000 (\$148/SF)
- + **Lease Rate:** \$11.00/SF (NNN)
- + **TICAM:** \$1.16/SF
- + Security lighting in place (Parking lot)
- + Tenant responsible for landscaping
- + Excellent access to Piedmont Triad International Airport, I-40, Highway 68, and I-73 (Greensboro Urban Loop)
- + Neighborhood appeal with abundant amenities

Contact Us

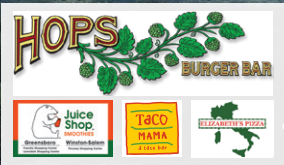
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Photo Gallery



LAWNDALE DR
13,500 VPD



WESTOVER TERRACE
17,000 VPD

BATTLEGROUND AVE
26,500 VPD



2122
Enterprise Rd

Enterprise St

Enterprise St



\$90M MIXED USE
DEVELOPMENT
PROJECT
(270-UNIT LUXURY
APARTMENTS & 12,000± SF
RESTAURANT SPACE)

Lendew St



Contact Us

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