

936 S. Elm Street

Greensboro, North Carolina 27406

Fully Conditioned Industrial/Warehouse Space Near Downtown Greensboro



Property Overview

- + **Building Size:** ±15,536 SF with ability to expand into 27,936 SF
- + **Lease Rate:** \$4.50/SF NNN
- + Fully heated & conditioned warehouse/distribution space
- + 3 ground level doors (8'x10') leading into 3 dock high doors
- + Rear fenced in storage area
- + Located in the Greensboro CBD with easy access to I-40 (3 Miles) and I-85 (11 Miles)



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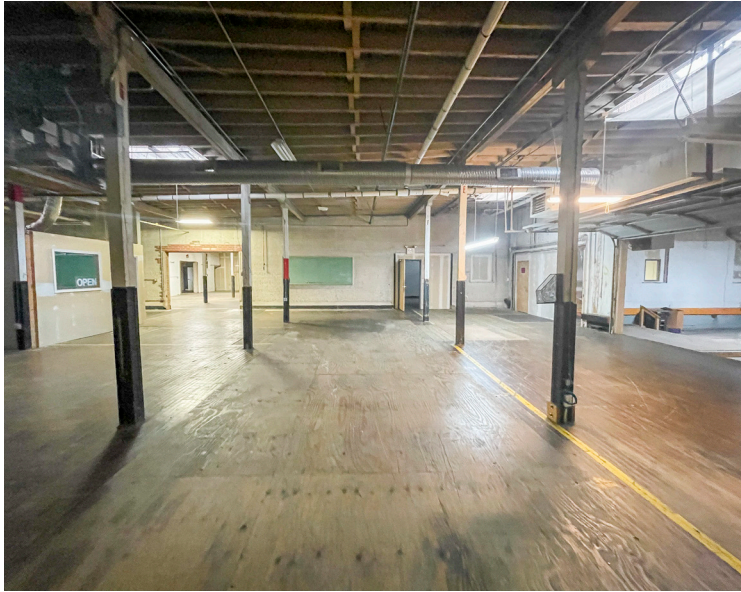
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For Lease

PROPERTY SPECIFICATIONS

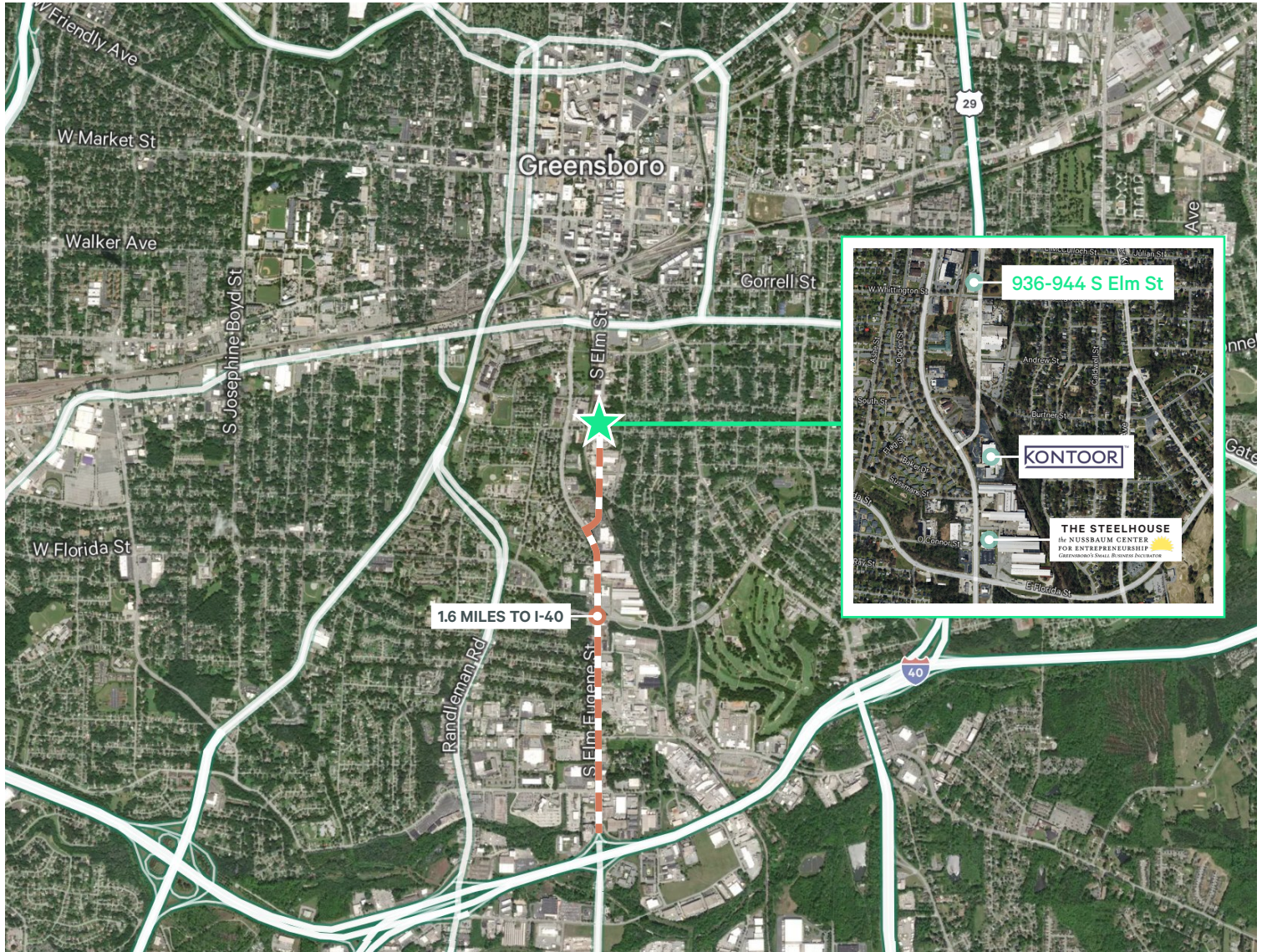
Available Space	15,536 SF (expandable to 27,936 SF)
Loading	3 ground level doors (8'x10') leading into 3 dock high doors
HVAC	Fully conditioned & heated
Lease Rate	\$4.50/SF NNN
Construction	Masonry
Clear Height	13' - 18'
Zoning	Light Industrial (LI)





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For Lease



Contact Us

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***It is specifically understood by the parties hereto that Richard Mossman is an employee of CBRE, Inc., a licensed real estate broker, and that he (or someone related by blood or marriage or someone with whom he has a special relationship) has a legal or beneficial interest in the property that is the subject of this transaction.**

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