



1703-1705 Holbrook St.,  
Greensboro, NC 27403

## DEAL DETAILS

- Offering Price: \$1,295,000
- +/- 13,080 SF | Office / Warehouse Flex
- +/- 0.68 AC | Two Parcels | Zoning: LI
- ±7,800 SF Office | ±5,280 SF Warehouse
- Concrete Block | Built 1964 (Eff. 1986)

**Ben Cain**

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## PROPERTY DETAILS

|                     |                                           |
|---------------------|-------------------------------------------|
| Address:            | 1703-1705 Holbrook St                     |
| County:             | Guilford                                  |
| Parcel ID:          | 14501 & 14502 (2 parcels)                 |
| Total Building SF:  | ±13,080 SF   1 Building                   |
| Office / Warehouse: | ±7,800 SF / ±5,280 SF                     |
| Acreage:            | ±0.68 AC (±29,620 SF)                     |
| Zoning:             | LI Light Industrial                       |
| Year Built:         | 1964 (Eff. 1986)                          |
| Construction:       | Concrete block   concrete floors          |
| Clear Height:       | 18' at center                             |
| Warehouse Dims:     | 88' x 60'                                 |
| Loading:            | 1 Drive in and 1 loading dock height door |
| Parking:            | 30                                        |
| Occupancy:          | 15-344 Office Building                    |
| Offering Price:     | \$1,295,000                               |



## LOCATION & ACCESS

|                                   |                 |
|-----------------------------------|-----------------|
| W Gate City Blvd                  | ±0.2 mi   1 min |
| Greensboro Coliseum               | ±0.8 mi   3 min |
| I-40 / Business 85                | ±1.5 mi   4 min |
| Downtown Greensboro               | ±2.3 mi   6 min |
| Piedmont Triad Intl Airport (GSO) | ±11 mi   15 min |

*Distances and drive times are approximate.*