

**INVESTMENT PROPERTY**  
**+/- 9360 SF – FOR SALE – FULLY LEASED**  
*.7 miles from I-40/I-85*



**NAI Piedmont Triad**  
Commercial Real Estate Services, World Wide

**151 BLUE BELL ROAD**  
GREENSBORO, NC

# PROPERTY *overview*



Total square footage 9,360 SF

Warehouse: +/- 7926 SF  
(3) Offices/(2) Training rooms: +/- 1434 SF

0.59 acres

Ceiling Height – 10' clear

(3) Offices, (2) Training Rooms, (2) Storage Rooms

Certified Clean Room in the center of the warehouse

10' x 8' dock with no dock plate

10' x 8' full working dock

Gas pack heaters throughout (total of 3)

Conditioned warehouse except for Clean Room

Fenced in yard with gate

Zoned HI

3 years of lease term left

Built in 1969

New roof put on in 2016

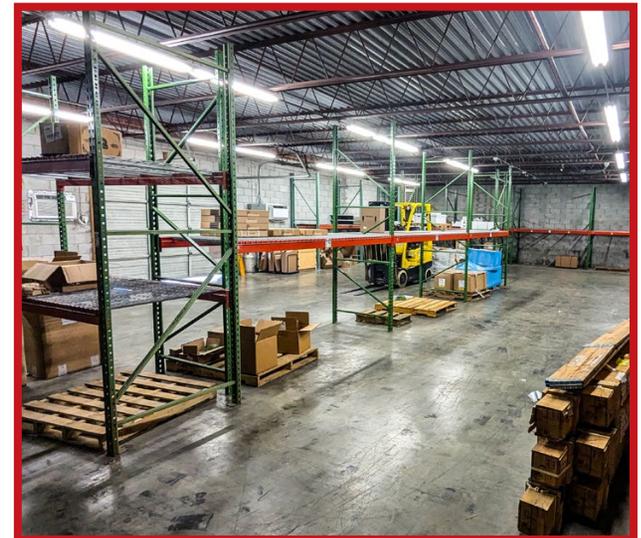
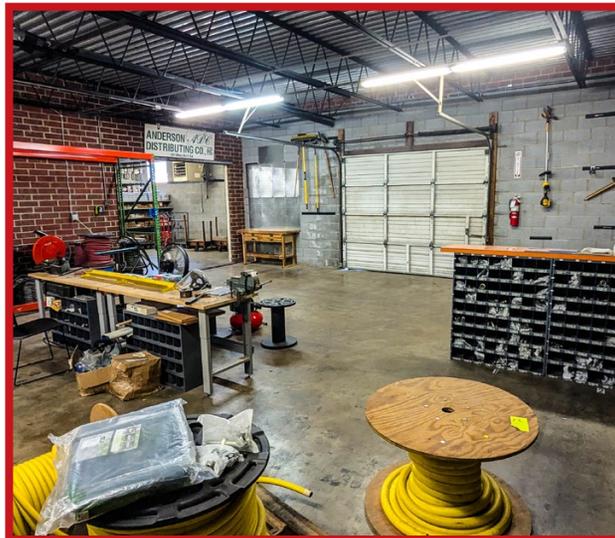
Sales Price: \$1,650,000

Tenant - Apex Industrial

[www.apexmro.com](http://www.apexmro.com)

Lease Expiration – February 2029

Rent – \$127,890 per year with 3% annual increases



**DOWNTOWN  
GREENSBORO**



**SOUTH ELM - EUGENE STREET**

**BLUE BELL ROAD**



**BROKERAGE  
DEVELOPMENT  
INVESTMENTS**

FOR MORE INFORMATION, CONTACT:

**ROBBIE PERKINS, CCIM, SIOR**  
MARKET PRESIDENT  
336.358.3219  
rperkins@naipt.com

**TAMMY DIXON, CCIM, SIOR**  
SHAREHOLDER & BROKER  
336.358.3239  
tdixon@naipt.com

**BRENDAN RICHARDSON**  
BROKER  
508.244.8708  
brichardson@naipt.com

