

FOR LEASE FLEX WAREHOUSE WITH HEAVY POWER & OUTSIDE STORAGE



Property Highlights

- **±16,000 - ±32,000 SF**
- Masonry construction
- Ample parking
- Professionally managed
- Central Greensboro location with great access to amenities
- 4,365 SF Office with ±1,798 SF of that being Brand New Office with 11' Finish Ceiling
- Outstanding location off Wendover Ave. with great proximity to I-40 (1.6 miles)
- Wet Sprinkler System
- Electrical serviced by Duke Energy
- Piedmont Natural Gas
- City of Greensboro Water/Sewer

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(Call for lease rate)



Property Features

BUILDING SF: **±16,000 - ±32,000 SF**

OFFICE: **±4,365 SF**

CLEAR HEIGHT: **14'**

SPRINKLER: **WET SYSTEM**

COLUMN SPACING: **32' 8" X 27' 6"**

DOCK DOORS: **(4) 8' x 8'**

DRIVE-IN DOOR: **(2) 10' x 10**

POWER: **SUITE A - 2,000 AMPS**

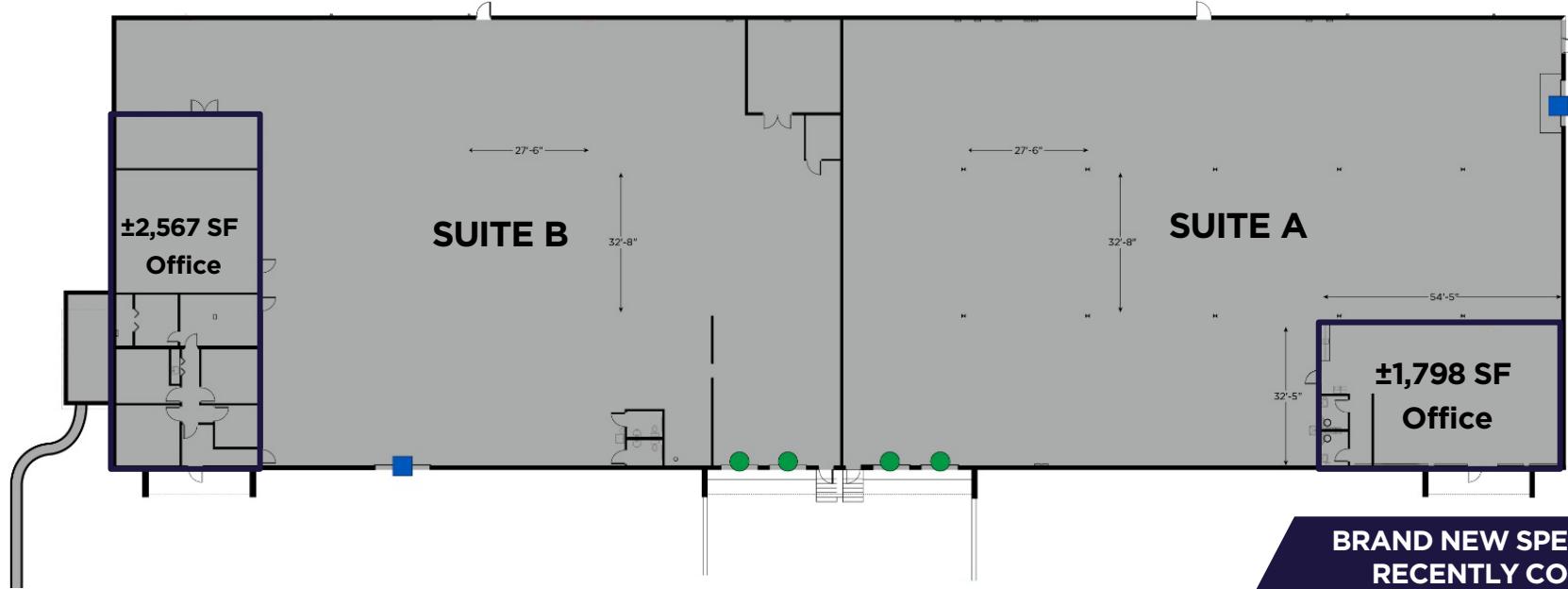
SUITE B - 3 PHASE / 480/277V & 120/230V

OUTDOOR STORAGE: **±10,000 SF AVAILABLE**



● Dock-High Door

■ Drive-In Door







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