

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

(Call for lease rate)

Jason Ofsanko
Executive Director
+1 336 812 3300
jason.ofsanko@cushwake.com

Jordan Mitchell
Senior Director
+1 336 201 0495
jordan.mitchell@cushwake.com

William Mann
Beacon Partners
+1 919 261 7566
william@beacondevelopment.com



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

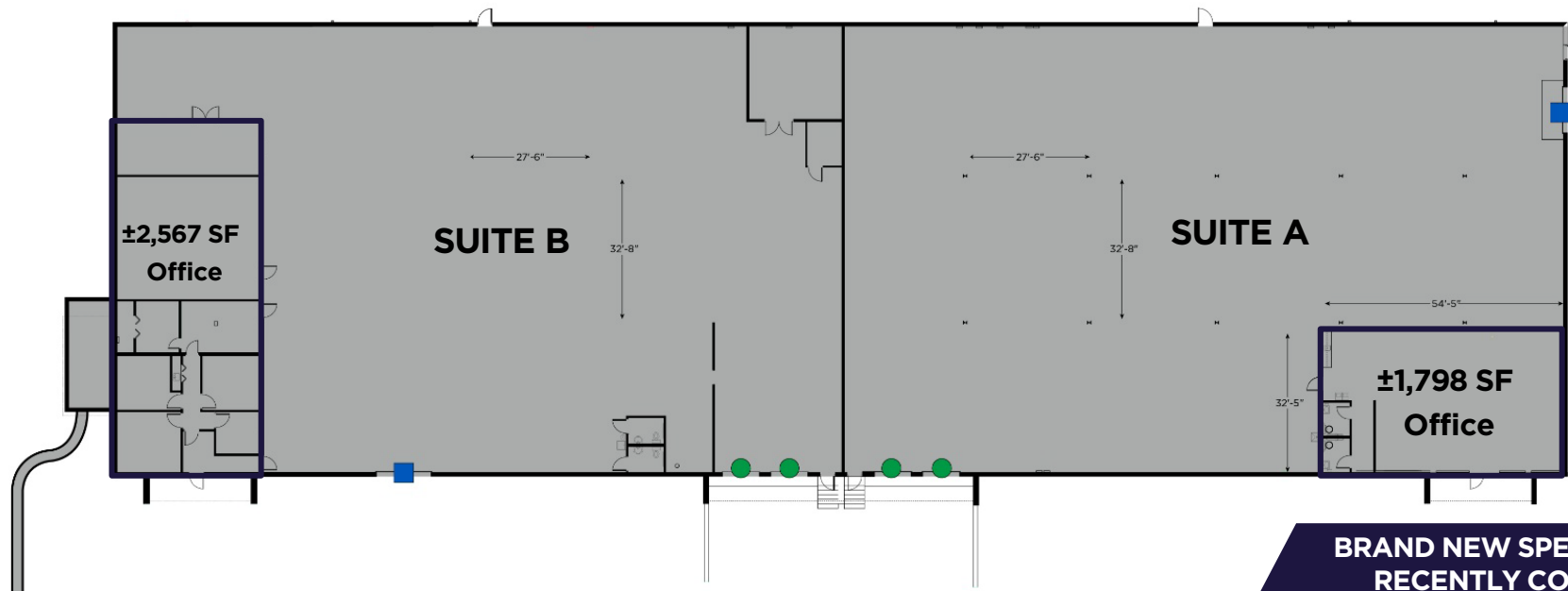
OUTDOOR STORAGE: **±10,000 SF AVAILABLE**



Dock-High Door



Drive-In Door



**BRAND NEW SPEC OFFICE
RECENTLY COMPLETED**





Jason Ofsanko
Executive Director
+1 336 812 3300
jason.ofsanko@cushwake.com

Jordan Mitchell
Senior Director
+1 336 201 0495
jordan.mitchell@cushwake.com

William Mann
Beacon Partners
+1 919 261 7566
william@beacondevelopment.com

628 Green Valley Road, Suite 202
Greensboro, NC 27408 | USA
Main +1 336 668 9999
Fax +1 336 668 0888

cushmanwakefield.com

©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.