

# INDUSTRIAL REDEVELOPMENT FOR SALE



## 1325 South Eugene Street Greensboro, NC 27406

- ±46,167 Total SF - includes ±7,466 SF office
- Infill Industrial property close to Downtown
- Access to highway 1 mile south at I-40/Elm
- Eugene Exit Located in Opportunity Zone
- Potential for being rail served
- 4.36 acre site
- Year Built - 1963
- Zoned LI – Light Industrial
- Currently occupied by short term tenants
- New roof



**SALE PRICE \$3,950,000**



## Offering Summary

Sale Price:	\$3,950,000
Lot Size:	4.36 Acres
Year Built:	1963
Building Size:	46,167 SF includes ±7,466 SF office
Zoning:	Light Industrial Greensboro/
Market:	Winston-Salem Greensboro
Submarket:	CBD

## Property Highlights

- Currently occupied by short term tenants
- Former use as office/warehouse for Pella Windows
- City of Greensboro water and sewer service, Piedmont Natural Gas
- Sprinklered (wet or dry stem)
- Conditioned building
- Ceiling height is 16'
- (3) loading docks in the back, (2) loading docks on the side, (1) mini loading dock on the south end
- 400-amp panel
- Traffic Count: ±18,700 VPD on S. Elm Eugene

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1325 South Eugene St, Greensboro, NC 27406

**NAI**Piedmont Triad



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