



**2611 Phoenix Dr**  
Greensboro, NC 27406

**FOR LEASE**

±5,000 SF Industrial



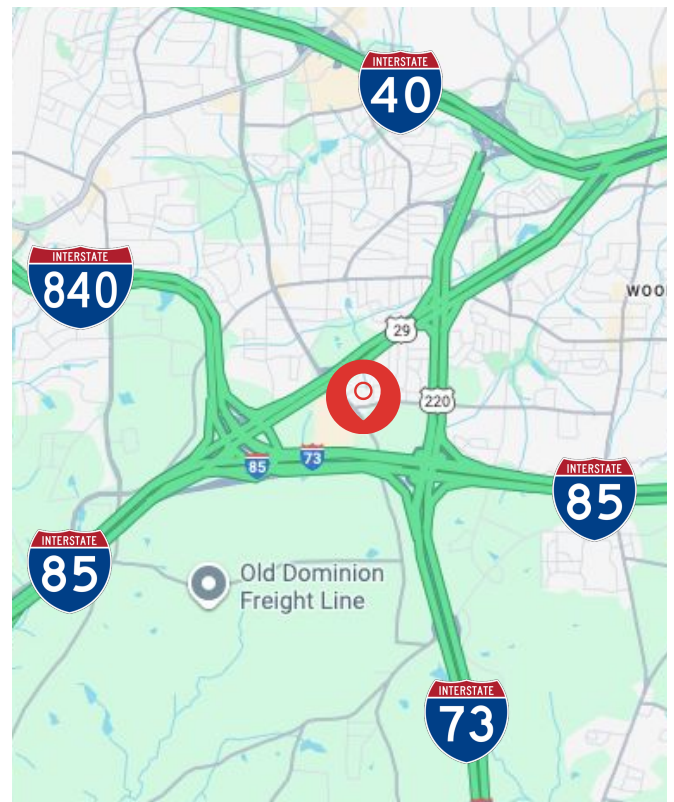
**WAREHOUSE NEAR INTERSTATES**

## Property Details

<b>Type</b>	Warehouse with Office
<b>Available</b>	±5,000 SF (50' x 100')
<b>Rent</b>	\$13.20/SF NNN (\$5,500/month)

## Description

- Located off I-85, I-73, I-840 Urban Loop with easy access to I-40 via US-29 and US-220
- Zoned LI (Light Industrial)
- 50' x 100' building on 0.38 acres
- 3-phase 225-amp electrical power
- Fully-conditioned warehouse
- Clear span (16' at center ridge; 14' at eaves)
- Two (2) offices and two (2) restrooms
- Loading dock with access to 10'x10' drive-in door on left side of building
- 15 minutes to PTI Airport



Pricing and figures shown are deemed to be reliable, but no representations or warranties are being made to the accuracy and is subject to errors and omissions, and changes of price or terms. Buyer or Tenant should verify all information.

**Micah O'Hare**

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www.gborocp.com



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property video!

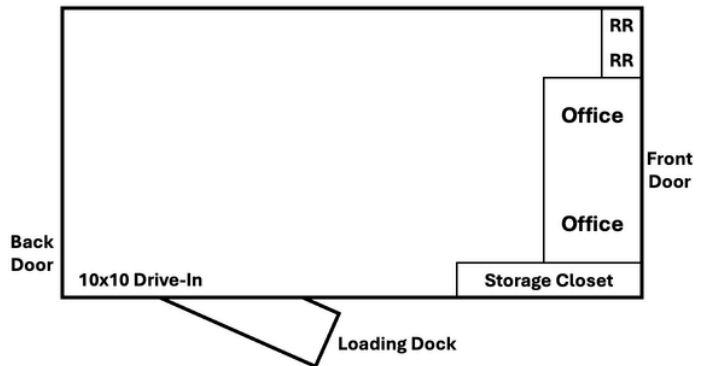
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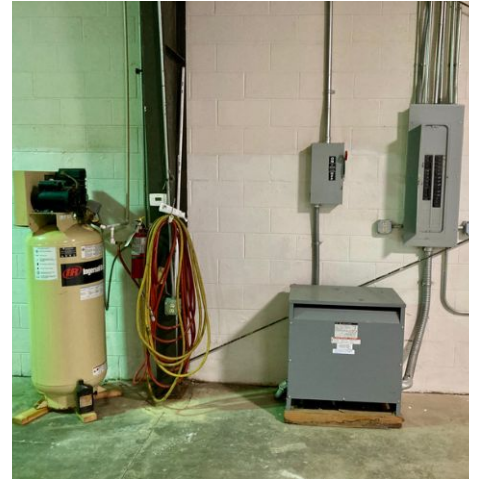
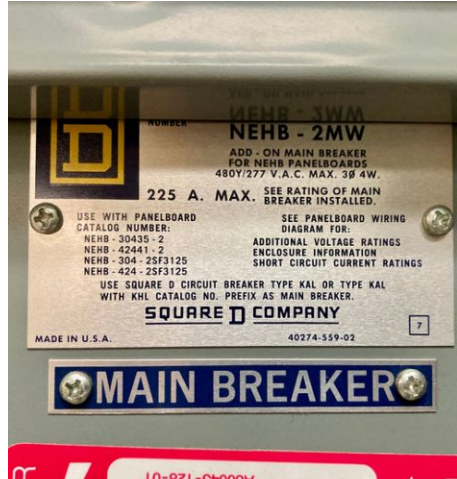
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