

# 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 \$4,200,000**



## Offering Summary

Sale Price: \$4,200,000  
 Lot Size: 4.36 Acres  
 Year Built: 1963  
 Building Size: 46,167 SF  
 includes ±7,466 SF office  
 Light Industrial Greensboro/  
 Winston-Salem Greensboro  
 Zoning: CBD  
 Market: CBD  
 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

# FOR SALE

1325 South Eugene St, Greensboro, NC 27406

**NAI**Piedmont Triad



✉ **Robbie Perkins, CCIM SIOR**  
1 336 358 3219  
rperkins@naipt.com

✉ **Tammy Dixon, CCIM, SIOR, CMB®**  
1 336 358 3239  
tdixon@naipt.com

No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And This Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals. No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein As Any To Be Implied.

**NAI**Piedmont Triad



Map data ©2023 Imagery ©2023, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

✉ **Robbie Perkins, CCIM SIOR**  
 1 336 358 3219  
 rperkins@naipt.com

✉ **Tammy Dixon, CCIM, SIOR, CMB®**  
 1 336 358 3239  
 tdixon@naipt.com

No Warranty, Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals. No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein As Any To Be Implied.

**NAIPiedmont Triad**