BROWN INVESTMENT PROPERTIES
EST. 1960

(336) 379-8771 I www.bipinc.com

2103 & 2401 Sullivan Street
Greensboro, NC 27405

Contact:

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FOR SALE - Heavy Industrial
27,800 +/- SF
Includes 0.53 adjacent lot

2103 & 2104 Sullivan Street
Greensboro, NC 27405
FOR SALE: $1,585,000

PROPERTY OVERVIEW

Prime Heavy Industrial opportunity for Investor or End User. Located in an Opportunity Zone. New roof. Great clear height, with some natural lighting in the ceiling structure. Formerly operating as a commercial linen service. Heavy power, water and gas to accommodate just about any industrial operation. One owner since 2005. The building is very well cared for and in great condition. Included in sale is the adjacent 0.53 acre lot. Easy access to Hwy 29, 70, I-40, I-85 and I-840.

Total Square Footage: 27,800+/- SF

Zoning: HI

Roof: 2 years old

Acreage: 0.59 +/- acres & 0.53 +/- adjacent lot

Parking: 12 spaces

Ceiling Height: 24.5' at eaves; 29.2' at peaks

Year Built: 1943 Renovated: 2006

Dock Doors: 1 dock high door & 2 drive-in doors

Power: 120-600v 3p

POPULATION

1 Mile	3 Miles	5 Miles
12,361	77,892	160,706

AVERAGE HH INCOME

1 Mile	3 Miles	5 Miles
$27,899	40,396	$67,971

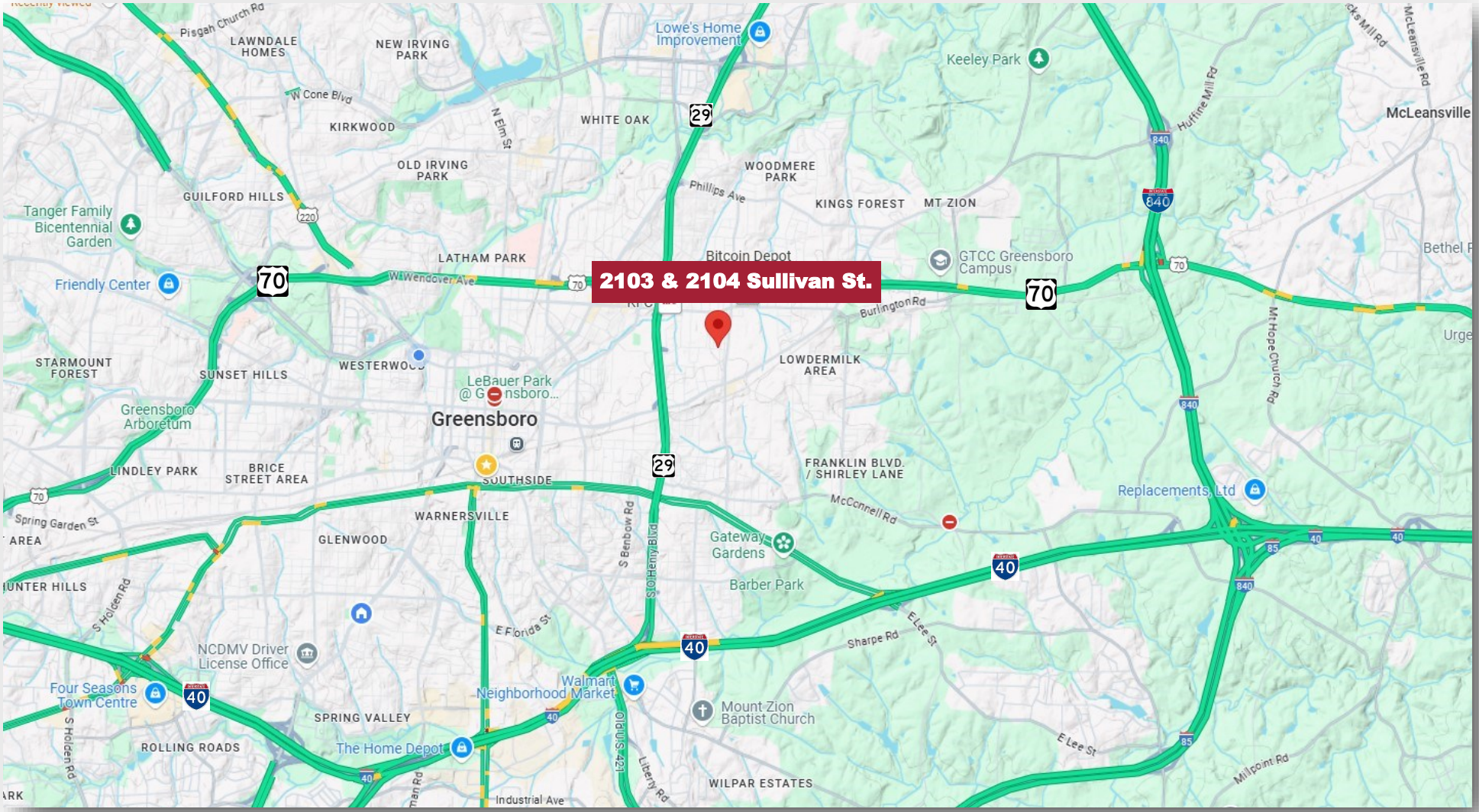
TRAFFIC

Sullivan Street & English Street

9,214 Vehicles Per Day

SITE

33411
33412
33413
33414
33415
33416
33367
WAREHOUSE ST
33417
33422
GOLDSBORO ST
33418
33419
N RALEIGH ST
33420
33421
N ENGLISH ST
SULLIVAN ST
SULLIVAN ST
SULLIVAN ST
SULLIVAN ST
33431
33434
33424
33432
33433
N RALEIGH ST
N ENGLISH ST
33440
33423
33437
33425



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1007 Battleground Avenue, Suite 401, Greensboro NC 27408

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