

# 263 GRETAS WAY

FLEX PROPERTY **FOR SALE**

**263 GRETAS WAY**  
KERNERSVILLE, NC 27284

## PROPERTY DESCRIPTION

±27,120 SF flex/industrial opportunity located 1 mile from I-40 in a growing Kernersville market. Functioning as an athletic training facility since its construction in 2017, this space offers functional open warehouse with rare clear height, two public restrooms, plus a private office/private restroom. A second level mezzanine adds additional usable space and a second private office. Perfect for any investor/user in search of a fitness center/athletic facility/pickleball concept or traditional flex/industrial play.

## OFFERING SUMMARY

Sale Price	\$3,850,000
Lot Size	1.34 Acres
Building Size	±27,120 SF

Dom Maggio

443.540.9293  
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Nick Gonzalez

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COMMERCIAL REAL ESTATE



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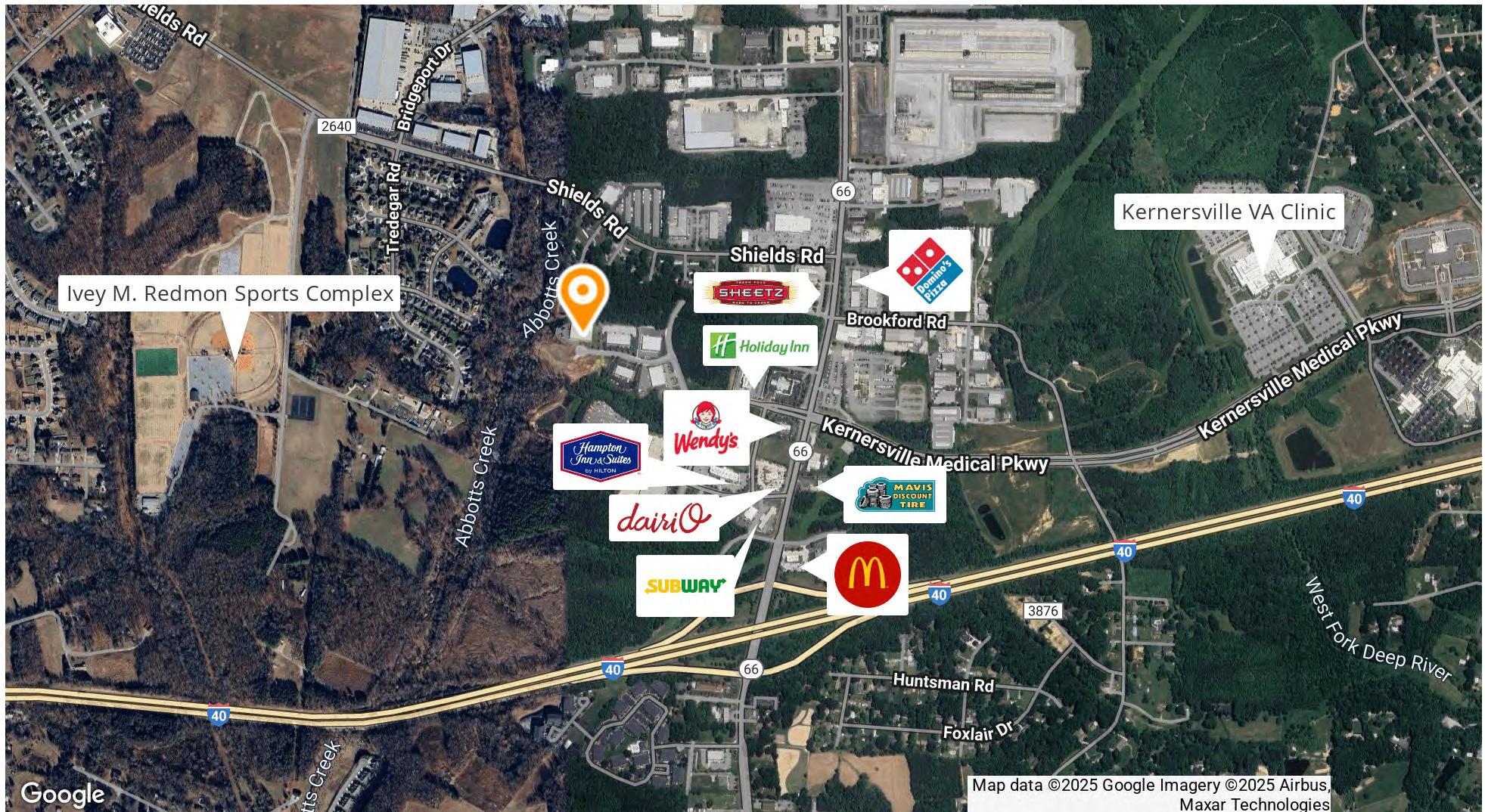
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## LOCATION INFORMATION

Street Address	263 Gretas Way
City, State, Zip	Kernersville, NC 27284

## PROPERTY INFORMATION

Property Type	Flex/Industrial
Zoning	LI-S
Lot Size	1.34 Acres
Building Size	±27,120 SF
Dock Doors	1
Floors	1 with Mezzanine
Year Built	2017
Sprinklers	Yes
Restrooms	3

**SALE PRICE:** \$3,850,000

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