



**FOR SALE**  
**\$1,695,000**

## Industrial Building Near Greensboro Coliseum

**\*1112 Warren Street – 20,250 SF. on 1.84-acre**

**(Plus \*1105 Perry Street – 0.17 vacant wooded lot)**

Offering 20,250 SF. of warehouse space on 1.84 acres strategically located less than 2 miles from I-40 and 1.5 miles from downtown Greensboro. This great location is one block from the Greensboro Coliseum & Aquatic Center and one block off West Gate City Blvd corridor. Warren St. has 20,250 SF. of open space with multiple oversized dock doors, 14ft to 16ft center ceiling heights, LED shop lighting, gas Heat/AC units, 480/3 phase/1200amp service, alarm system, approx. 1300 SF. office space, 4 restrooms. Seller willing to consider owner financing!



**Charles Savasta** Commercial Broker  
**(845) 764-0073** [charles@McGee-CRE.com](mailto:charles@McGee-CRE.com)

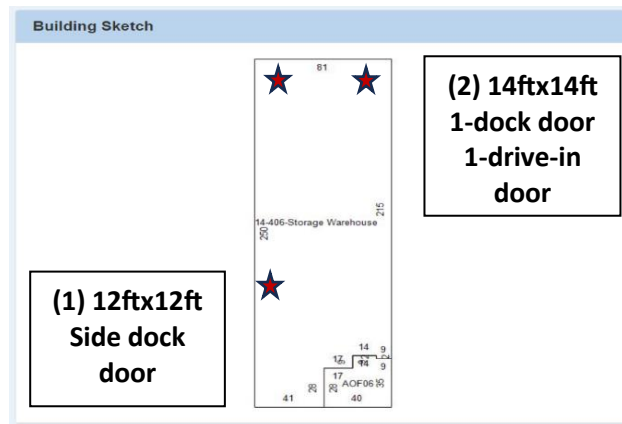
**Tim McGee** Commercial Broker  
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Information and data contained herein has been compiled from a variety of sources, including owner's statements, tax records, and the survey of others. This information is deemed reliable but subject to errors, omissions and change without notice. No warranty or representation as to the accuracy thereof. References to square footage and age are approximate only. All information contained herein is subject to independent verification.





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