

FLEX SPACE SUB-LEASE

251 Gretas Way, Suite 102  
Kernersville, NC 27284



1007 Battleground Avenue, Suite 401  
Greensboro, NC 27408  
336-379-8771



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## Flex Space For Sub-Lease

For sub-lease through October 1, 2026 (additional term available), move-in ready 6,200 SF light industrial flex space, including 2 offices, kitchen break area, with 1 dock high door and 1 drive-in door.

**Lease Rate: \$10.50/SF NNN**  
(\$1.50/SF TICAM)

Zoned: Light Industrial

Size: 6,200 +/- SF ( Warehouse 5,600 +/- SF, Office 600 +/- SF)

Ceiling Height: 14' - 16'

1 Dock Door (with levelor) 1 Drive-in Door

Built: 2023

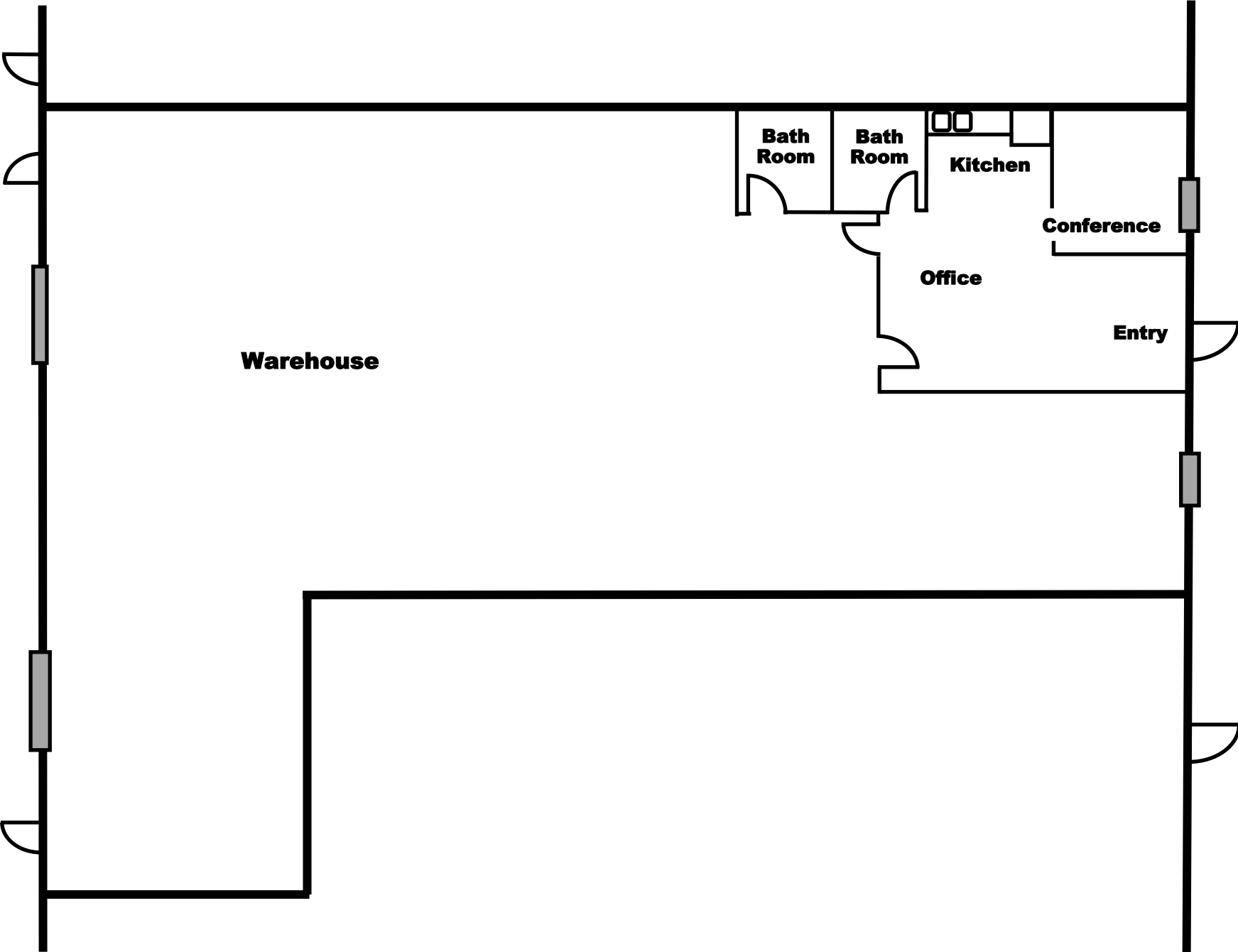
Parking Spaces: 21

Directions: 1-40 to exit 203 (Hwy 66), left on Stafford Centre Drive, right on Hampton Plaza Drive, left at Gretas Way, property is on the right

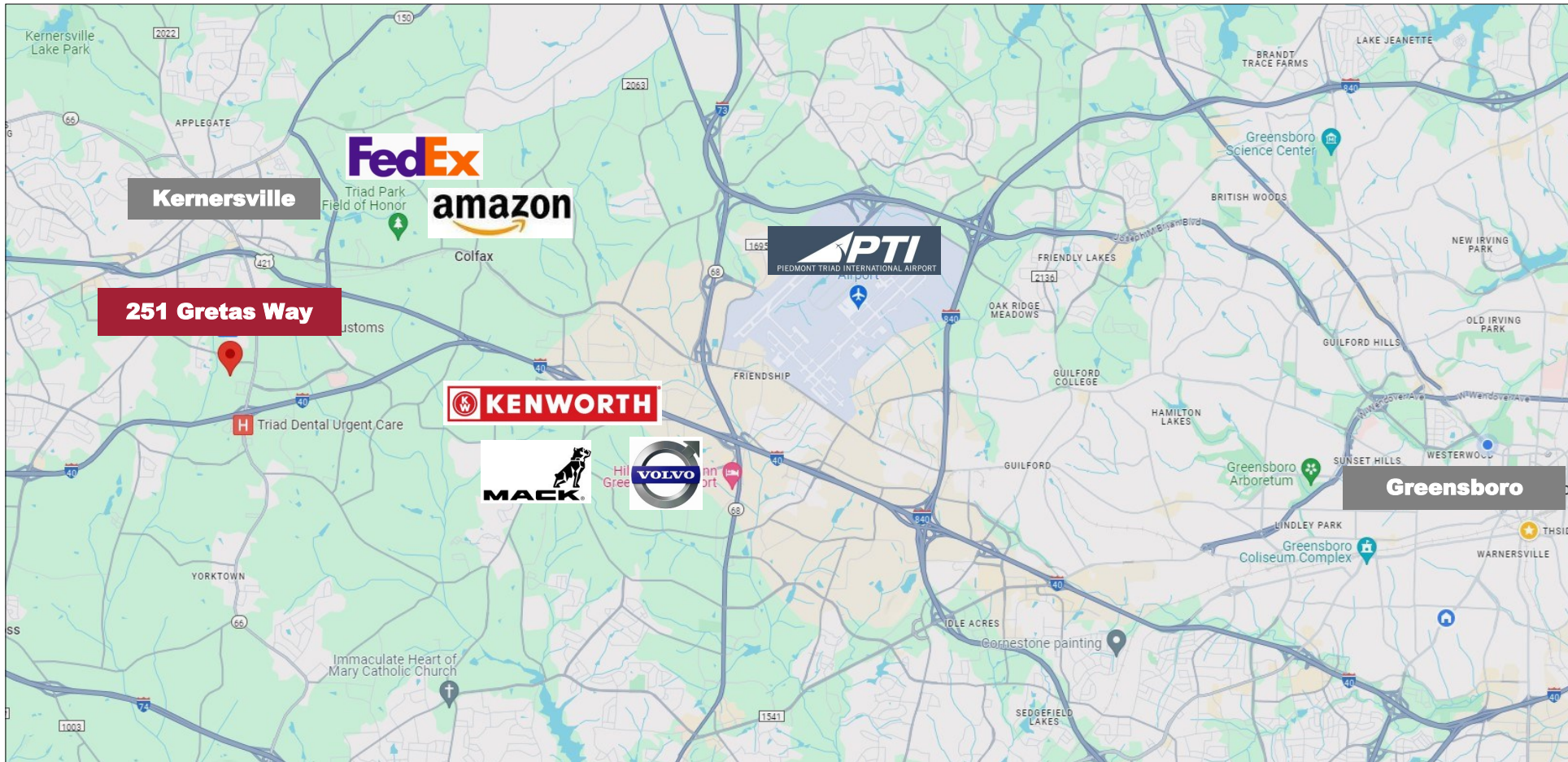




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