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COMMERCIAL REAL ESTATE

1071 Boulder Rd Greensboro, NC 27409



1071 Boulder Road represents a high-performing industrial flex asset located within the mission-critical Greensboro industrial corridor. The property consists of a ±7,700 SF facility that masterfully integrates a professional, modernized office/showroom component with a rugged, high-clearance warehouse.

Purpose-built for efficiency, the warehouse features a 16' center clear height and a robust loading profile consisting of four dock-high doors and two 14' high bays. This configuration, complemented by the Rare Heavy Industrial (HI) zoning, allows the site to serve a diverse array of tenants—from technical service providers and last-mile logistics hubs to heavy equipment distributors—ensuring the asset's long-term relevance in a rapidly evolving market.



Highlights



Balanced configuration of ±2,700 SF professional office/showroom and ±4,000 SF warehouse with 16' center clear heights.



With 4 dock-high doors (one with a lift) and 2- 14 ft high Bays



Centrally located close to the Piedmont-Triad International Airport, between Greensboro and High Point



Zoning Advantage: Heavy Industrial (HI) designation allows for the most intensive industrial uses and broadens the future tenant pool.



Investment Highlights

Tenant	Monthly Rent	Annual Rent
Tenant A: Automotive Service	\$3,270	\$39,240
Tenant B: Logistics	\$3,000	\$36,000
Total	\$6,270	\$75,240

*Tenants are on a NNN Lease that ends in February 2027 but have expressed interest in renewing.



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Property Specifications

Building Data

- **Address:** 1071 Boulder Rd
Greensboro, NC 27409
- **Building Size:** 7,700 SF
- **Year Built:** 1979
- **Lot Size:** 0.91 Acres
- **Warehouse:** ±4,000 SF
warehouse with 16' center
clear heights
- **Office:** ±2,700 SF
professional office, with
multiple bathrooms and
kitchenette.
- **Bonus Square Footage:**
Includes an upper-level
±1,000 SF mezzanine ideal
for additional administrative
office space or high-density
storage.

Structural & Mechanical

- **Foundation:** Reinforced
concrete slab
- **Utilities:** City Water and
Sewer, natural gas
- **Roof System:** Metal roof
system.
- **Exterior:** Metal Building
- **HVAC:** Conditioned office
and warehouse space. One
unit has been updated in
2023.
- **Clear Heights:** 16' Center
clear height
- **Docks:** 4 Dock-High Doors
- **High-Bays:** 2, 14' High-Bays
are located at the back of the
warehouse

Site Ariel Overview



Lot lines are approximate and for visualization only.

Site Proximity Map



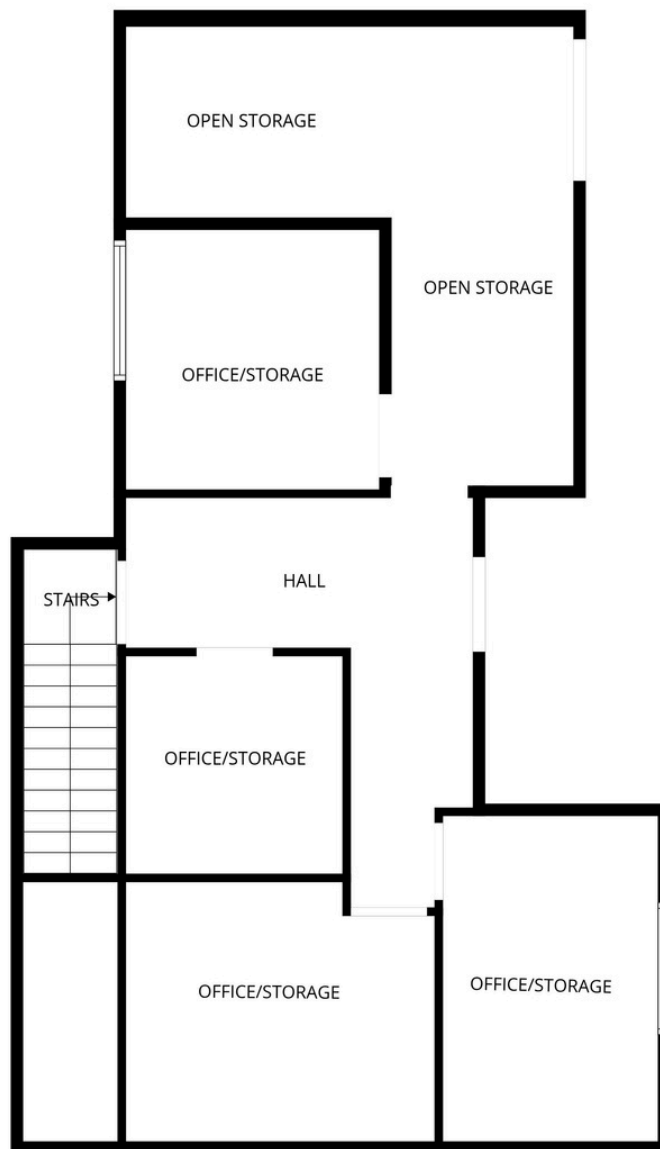


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Floor Plan- 1st Floor



Floor Plan- 2nd Floor





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Offering Price

- **\$895,000**

Additional Items:

- Water meter is currently shared with the building at 1069 Boulder Rd and an agreement will be made to install a separate water meter for 1071 Boulder Rd.
- There are two tenants currently in place. Leases are NNN will be shared via a confidentially agreement.

Listing Agent



Scott Moore, Broker

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