



1071 Boulder Rd Greensboro, NC 27409

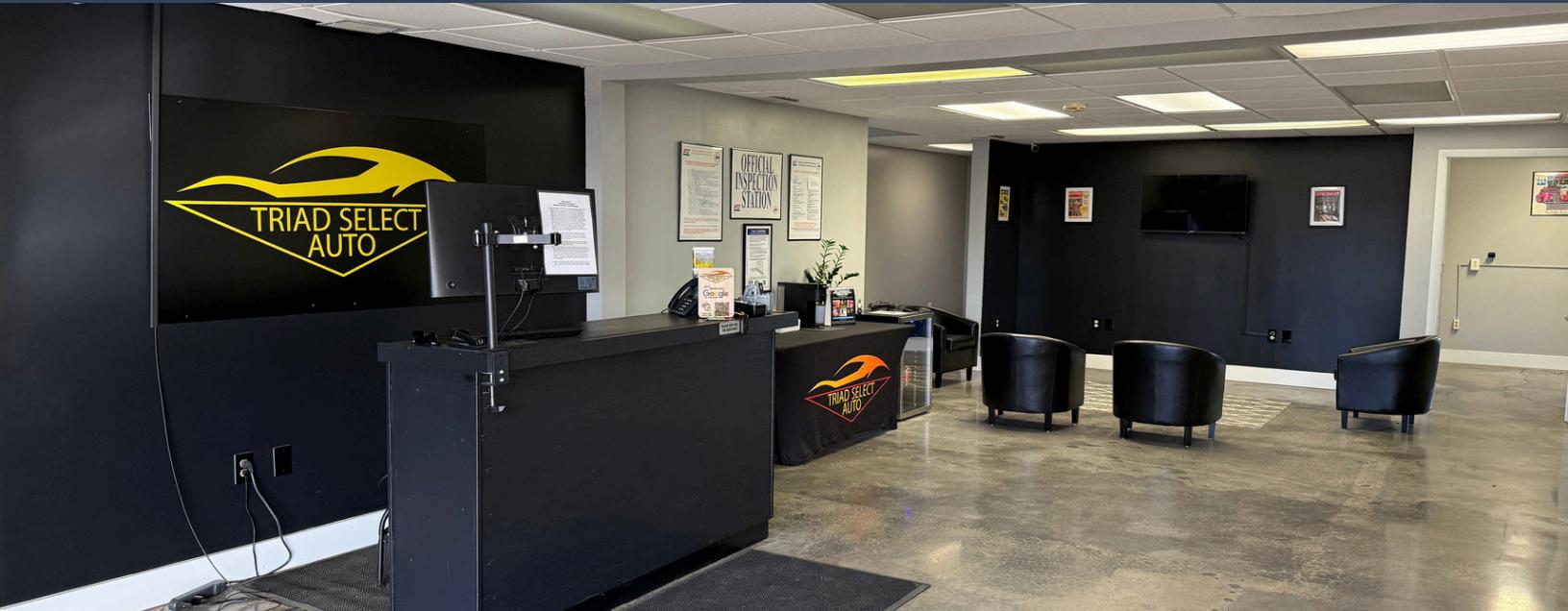


1071 Boulder Road represents a high-performing industrial flex asset located within the mission-critical Greensboro industrial corridor. The property consists of a ±7,700 SF facility that masterfully integrates a professional, modernized office/showroom component with a rugged, high-clearance warehouse.

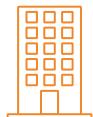
Purpose-built for efficiency, the warehouse features a 16' center clear height and a robust loading profile consisting of four dock-high doors and two 14' high bays. This configuration, complemented by the Rare Heavy Industrial (HI) zoning, allows the site to serve a diverse array of tenants—from technical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



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## Highlights



Balanced configuration of  $\pm 2,700$  SF professional office/showroom and  $\pm 4,000$  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.



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## Investment Highlights

| Tenant                       | Monthly Rent   | Annual Rent     |
|------------------------------|----------------|-----------------|
| Tenant A: Automotive Service | \$3,270        | \$39,240        |
| Tenant B: Logistics          | \$3,000        | \$36,000        |
| <b>Total</b>                 | <b>\$6,270</b> | <b>\$75,240</b> |

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



# 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



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# Site Ariel Overview





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# Site Proximity Map





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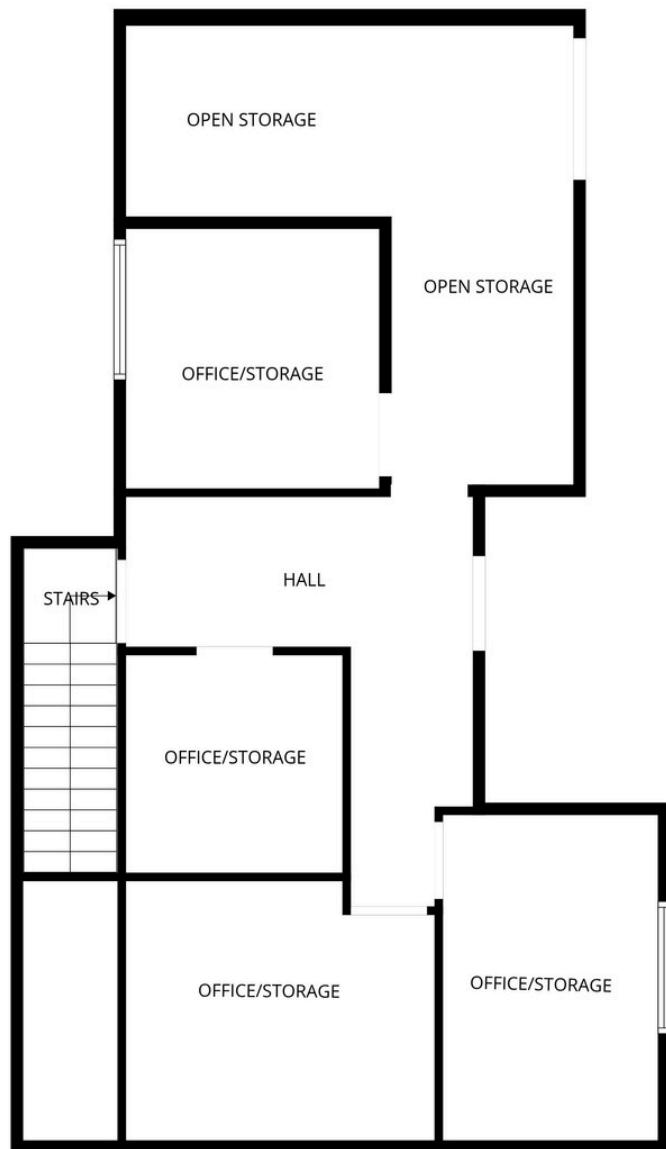
# Floor Plan- 1<sup>st</sup> Floor





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# Floor Plan- 2<sup>nd</sup> Floor





## 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



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