

# Industrial Warehouse & Flex Space | For Lease

8 SUITES AVAILABLE | (1,815 - 31,482 SF)



**NAI** Piedmont Triad

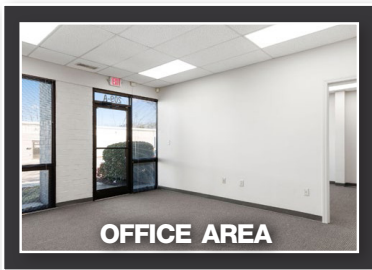


## SOUTH ELM INDUSTRIAL CENTER

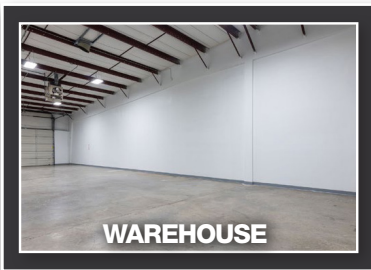
101 Creek Ridge Rd. | 336,838 SF

101 A, 101 B, 103 C, 103 D-E, 111 D, 111 FG, 111 J, 205 E, 209 D, 209 DE, 209 F  
Greensboro, NC

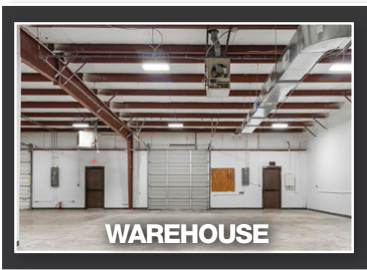
- LOCATED 5 MIN SOUTH OF DOWNTOWN GREENSBORO & 10 MIN FROM PIEDMONT TRIAD AIRPORT
- DIRECT ACCESS TO I-40 & I-85, CLOSE PROXIMITY TO US-29, & I-840 (GREENSBORO URBAN LOOP)
- WITHIN 10 MILES OF THE PORTFOLIO RESIDES A POPULATION OF APPROX 500K PEOPLE
- VARIETY OF SUITE SIZES TO ACCOMMODATE GROWTH



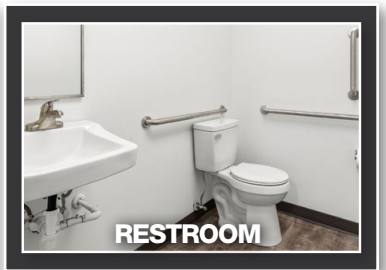
OFFICE AREA



WAREHOUSE



WAREHOUSE



RESTROOM

### CONTACT US



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# SOUTH ELM INDUSTRIAL CENTER

For Lease

101 CREEK RIDGE ROAD & S. ELM EUGENE STREET | GREENSBORO, NC

## PARK OVERVIEW



101 Creek Ridge	101 A Creek Ridge	101 B Creek Ridge	103 C Creek Ridge Rd	103 D-E Creek Ridge Rd	111 FG Creek Ridge Rd	111 J Creek Ridge Rd
<ul style="list-style-type: none"> <li>• Size: 31,482 SF</li> <li>• Dock Doors: 8</li> <li>• Drive-In Doors: 0</li> <li>• Clear Height: 18'</li> <li>• Office: 8%</li> <li>• Front Park, Rear Load</li> <li>• Space can be demised</li> </ul>	<ul style="list-style-type: none"> <li>• Size: 15,741 SF</li> <li>• Dock Doors: 4</li> <li>• Drive-In Doors: 0</li> <li>• Clear Height: 18'</li> <li>• Office: 9%</li> <li>• Front Park, Rear Load</li> <li>• Space can be demised</li> </ul>	<ul style="list-style-type: none"> <li>• Size: 15,741 SF</li> <li>• Dock Doors: 4</li> <li>• Drive-In Doors: 0</li> <li>• Clear Height: 18'</li> <li>• Office: 8%</li> <li>• Front Park, Rear Load</li> <li>• Space can be demised</li> </ul>	<ul style="list-style-type: none"> <li>• Size: 3,000 SF</li> <li>• Dock Doors: 1</li> <li>• Drive-In Doors: 0</li> <li>• Clear Height: 15'</li> <li>• Office: 25%</li> <li>• Front Park, Rear Load</li> </ul>	<ul style="list-style-type: none"> <li>• Size: 6,000 SF</li> <li>• Dock Doors: 2</li> <li>• Drive-In Doors: 0</li> <li>• Clear Height: 15'</li> <li>• Office: 35%</li> <li>• Front Park, Rear Load</li> </ul>	<ul style="list-style-type: none"> <li>• Size: 8,400 SF</li> <li>• Dock Doors: 2</li> <li>• Drive-In Doors: 0</li> <li>• Clear Height: 15'</li> <li>• Office: 26%</li> <li>• Front Park, Rear Load</li> </ul>	<ul style="list-style-type: none"> <li>• Size: 7,200 SF</li> <li>• Dock Doors: 1</li> <li>• Drive-In Doors: 1</li> <li>• Clear Height: 15'</li> <li>• Office: 53%</li> <li>• Front Park, Rear Load</li> </ul>

205 E Creek Ridge Rd	209 D Creek Ridge Rd	209 DE Creek Ridge Rd	209 F Creek Ridge Rd
<ul style="list-style-type: none"> <li>• Size: 3,000 SF</li> <li>• Dock Doors: 1</li> <li>• Drive-In Doors: 0</li> <li>• Clear Height: 18'</li> <li>• Office: 26%</li> <li>• Front Park, Rear Load</li> </ul>	<ul style="list-style-type: none"> <li>• Size: 16,986 SF</li> <li>• Dock Doors: 2</li> <li>• Drive-In Doors: 1</li> <li>• Clear Height: 18'</li> <li>• Office: 12%</li> <li>• Front Park, Rear Load</li> <li>• Fully Conditioned</li> </ul>	<ul style="list-style-type: none"> <li>• Size: 11,200 SF</li> <li>• Dock Doors: 1</li> <li>• Drive-In Doors: 1</li> <li>• Clear Height: 18'</li> <li>• Office: 15%</li> <li>• Front Park, Rear Load</li> <li>• Fully Conditioned</li> </ul>	<ul style="list-style-type: none"> <li>• Size: 5,786 SF</li> <li>• Dock Doors: 1</li> <li>• Drive-In Doors: 0</li> <li>• Clear Height: 18'</li> <li>• Office: 26%</li> <li>• Front Park, Rear Load</li> <li>• Fully Conditioned</li> </ul>

For Lease

# SOUTH ELM INDUSTRIAL CENTER

101 CREEK RIDGE ROAD & S. ELM EUGENE STREET | GREENSBORO, NC

## READY MADE SPACES

### Move-in ready suites available

#### OFFICE IMPROVEMENTS

- New Paint
- New LED Lighting
- New LVT & Carpet Flooring
- New Bathrooms

#### WAREHOUSE IMPROVEMENTS

- White-Boxed Walls
- New LED Lighting



Office Area



Warehouse



Warehouse



Restroom

For Lease

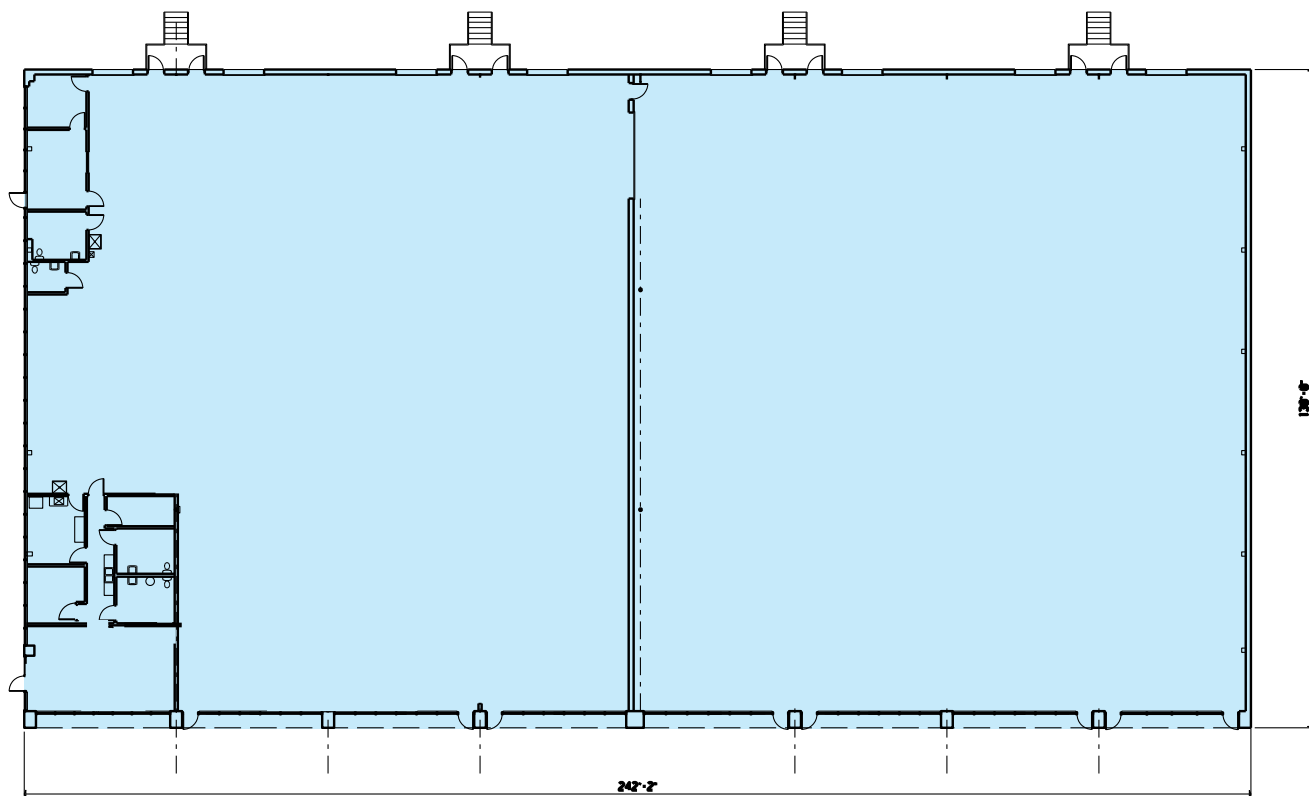
# SOUTH ELM INDUSTRIAL CENTER

101 CREEK RIDGE ROAD & S. ELM EUGENE STREET | GREENSBORO, NC

## PROPERTY INFORMATION

### 101 Creek Ridge Road

- Size: 31,482 SF
- Dock Doors: 8
- Drive-In Doors: 0
- Clear Height: 18'
- Office Space: 8%
- Front Park, Rear Load
- Space can be demised



# SOUTH ELM INDUSTRIAL CENTER

For Lease

101-A CREEK RIDGE ROAD & S. ELM EUGENE STREET | GREENSBORO, NC

## PROPERTY INFORMATION

### 101-A Creek Ridge Road

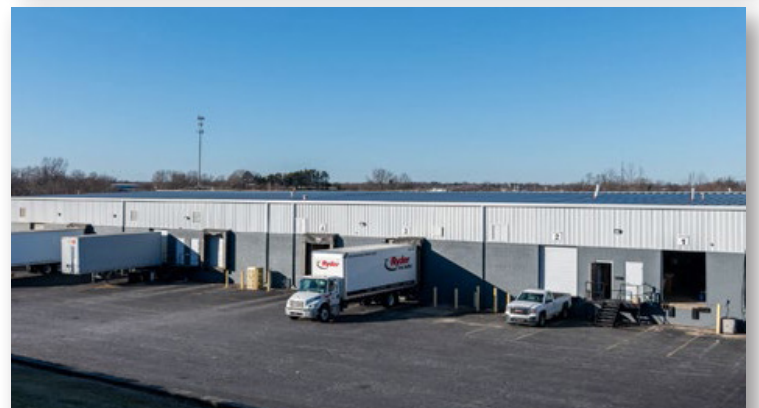
- Size: 15,741 SF
- Dock Doors: 4
- Drive-In Doors: 0
- Clear Height: 18'
- Office Space: 9%
- Front Park, Rear Load
- Space can be demised



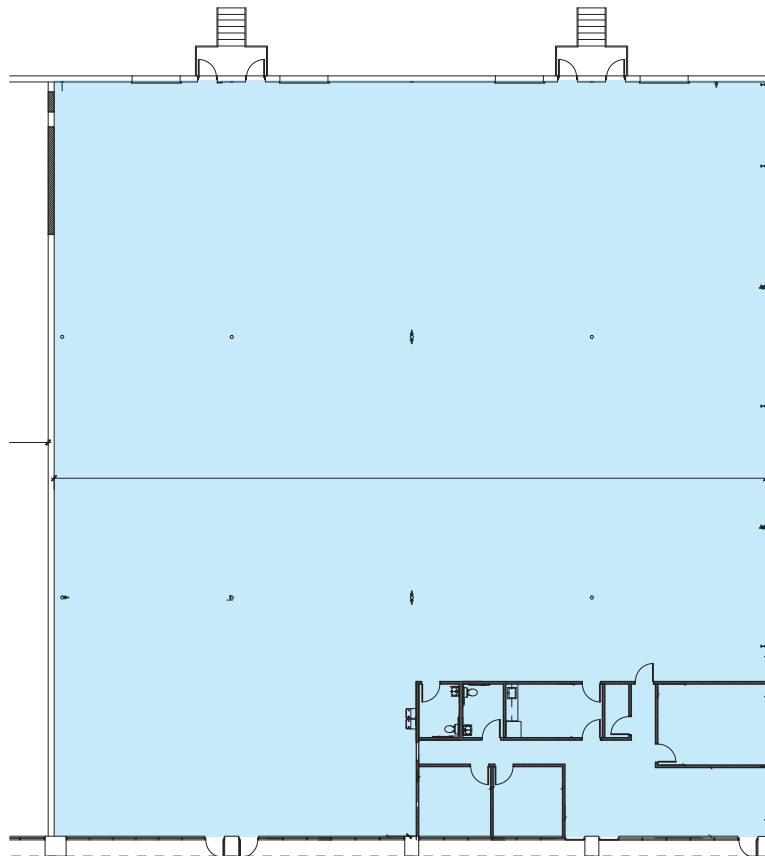
101 Creek Ridge Rd | Aerial View



101 Creek Ridge Rd | Suite Entrances



101 Creek Ridge Rd | Loading Areas



For Lease

# SOUTH ELM INDUSTRIAL CENTER

101-B CREEK RIDGE ROAD & S. ELM EUGENE STREET | GREENSBORO, NC

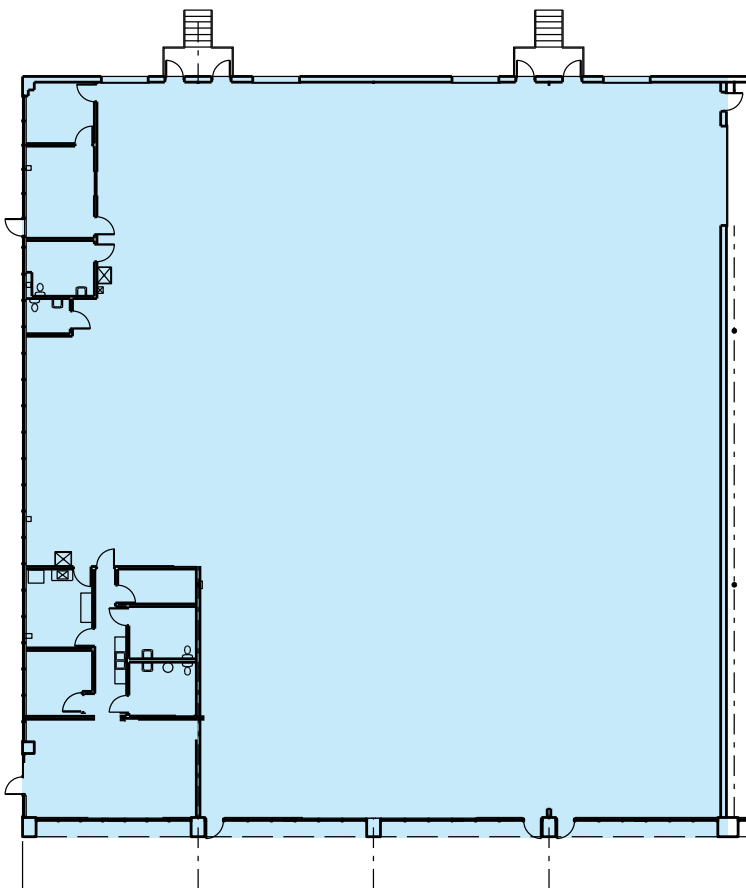
## PROPERTY INFORMATION

### 101-B Creek Ridge Road

- Size: 15,741
- Dock Doors: 4
- Drive-In Doors: 0
- Clear Height: 18'
- Office Space: 8%
- Front Park, Rear Load
- Space can be demised



101 Creek Ridge Rd | Aerial View



101 Creek Ridge Rd | Suite Entrances



101 Creek Ridge Rd | Loading Areas

For Lease

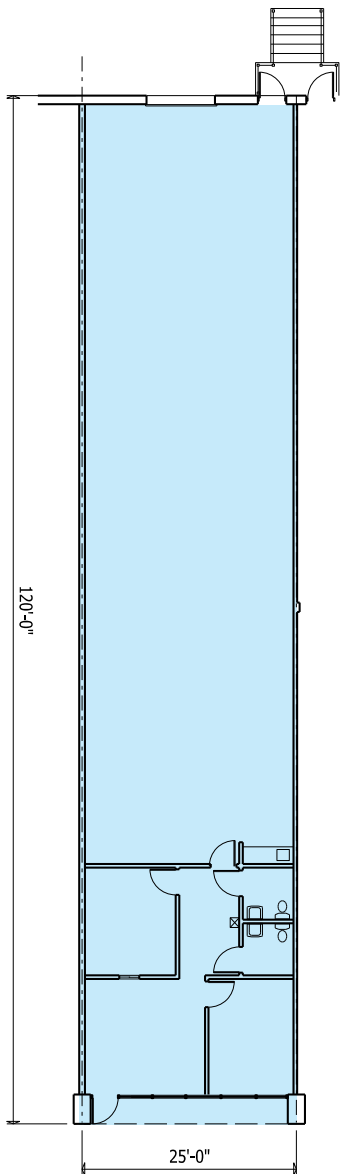
# SOUTH ELM INDUSTRIAL CENTER

103-C CREEK RIDGE ROAD & S. ELM EUGENE STREET | GREENSBORO, NC

## PROPERTY INFORMATION

### 103-C Creek Ridge Road

- Size: 3,000 SF
- Dock Doors: 1
- Drive-In Doors: 0
- Clear Height: 15'
- Office: 25%
- Front Park, Rear Load



103 Creek Ridge Rd | Aerial View



103 Creek Ridge Rd | Suite Entrances



103 Creek Ridge Rd | Loading Areas

# SOUTH ELM INDUSTRIAL CENTER

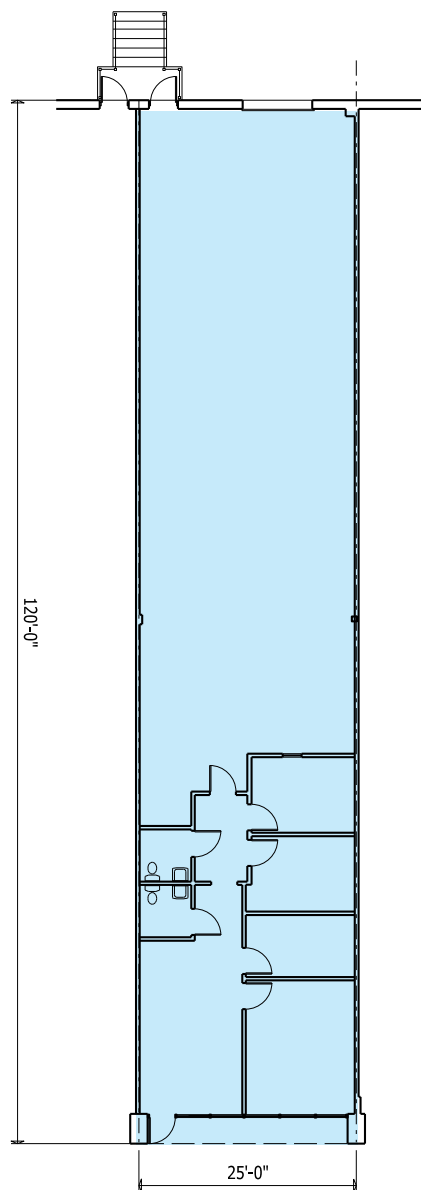
For Lease

101 CREEK RIDGE ROAD & S. ELM EUGENE STREET | GREENSBORO, NC

## PROPERTY INFORMATION

### 103 D-E Creek Ridge Road

- Size: 6,000 SF
- Dock Doors: 2
- Drive-In Doors: 0
- Clear Height: 15'
- Office: 35%
- Front Park, Rear Load



103 Creek Ridge Rd | Aerial View



103 Creek Ridge Rd | Suite Entrances



103 Creek Ridge Rd | Loading Areas



For Lease

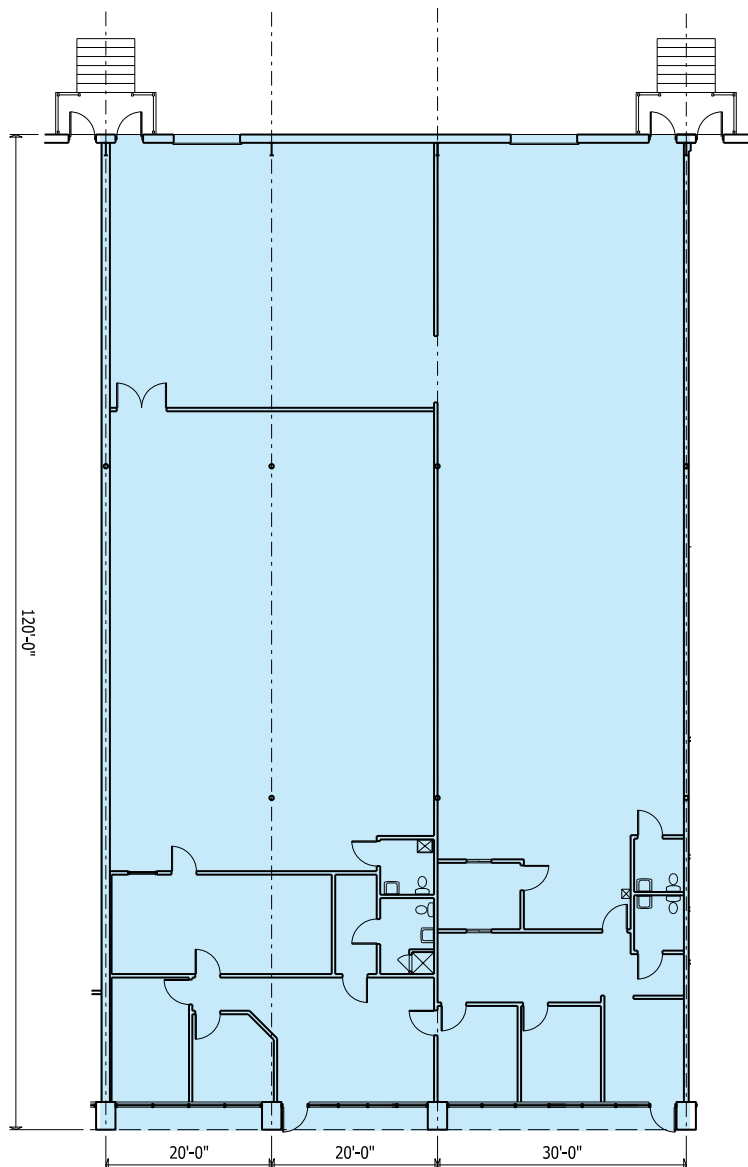
# SOUTH ELM INDUSTRIAL CENTER

111-FG CREEK RIDGE ROAD & S. ELM EUGENE STREET | GREENSBORO, NC

## PROPERTY INFORMATION

### 111-FG Creek Ridge Road

- Size: 8,400 SF
- Dock Doors: 2
- Drive-In Doors: 0
- Clear Height: 15'
- Office: 26%
- Front Park, Side Load



111-FG Creek Ridge Rd | Warehouse Area



111-FG Creek Ridge Rd | Office Area



111-FG Creek Ridge Rd | Warehouse Area

# SOUTH ELM INDUSTRIAL CENTER

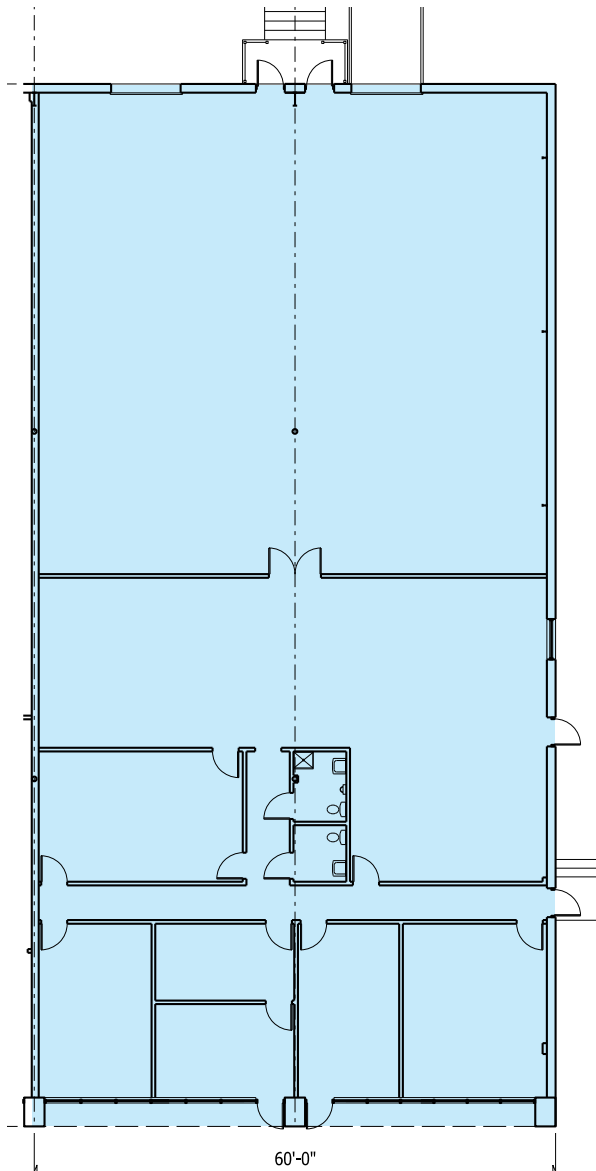
For Lease

111-J CREEK RIDGE ROAD & S. ELM EUGENE STREET | GREENSBORO, NC

## PROPERTY INFORMATION

### 111-J Creek Ridge Road

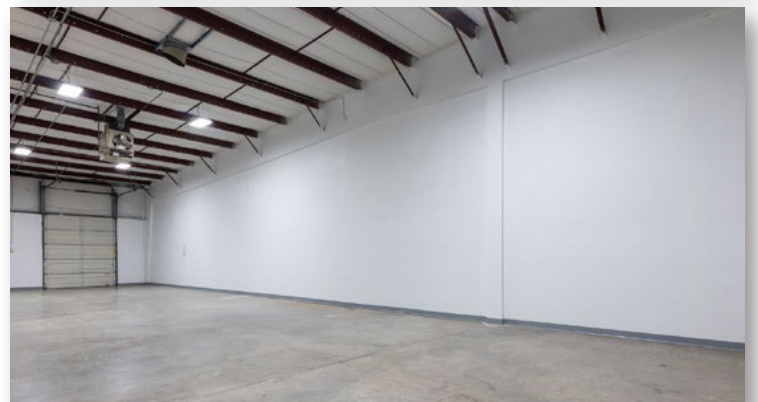
- Size: 7,200 SF
- Dock Doors: 1
- Drive-In Doors: 1
- Clear Height: 15'
- Office: 53%
- Front Park, Side Load
- Fenced Outside Storage



111-J Creek Ridge Rd | Warehouse Area



111-J Creek Ridge Rd | Office Area



111-J Creek Ridge Rd | Warehouse Area

For Lease

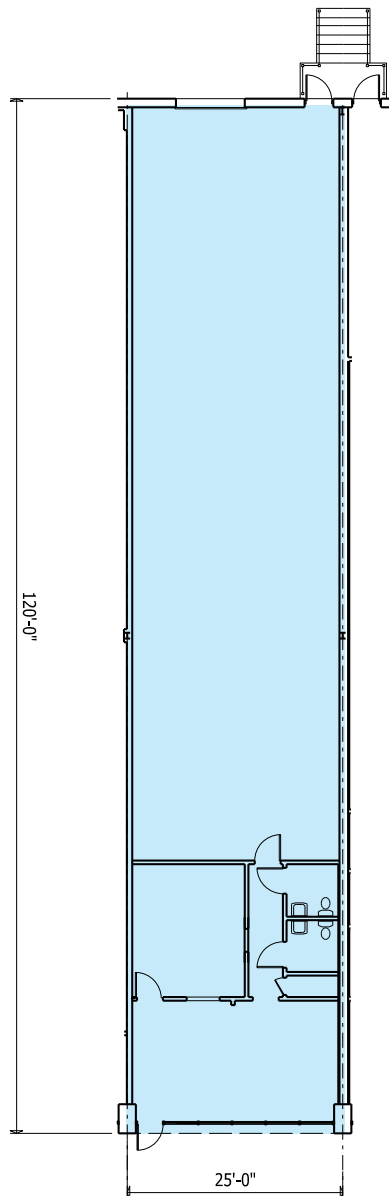
# SOUTH ELM INDUSTRIAL CENTER

205-E CREEK RIDGE ROAD & S. ELM EUGENE STREET | GREENSBORO, NC

## PROPERTY INFORMATION

### 205-E Creek Ridge Road

- Size: 3,000 SF
- Dock Doors: 1
- Drive-In Doors: 0
- Clear Height: 18'
- Office: 26%
- Front Park, Rear Load



205 Creek Ridge Rd | Aerial View



205 Creek Ridge Rd | Suite Entrance



205 Creek Ridge Rd | Loading Areas

# SOUTH ELM INDUSTRIAL CENTER

For Lease

209-D CREEK RIDGE ROAD & S. ELM EUGENE STREET | GREENSBORO, NC

## PROPERTY INFORMATION

### 209-D Creek Ridge Road

- Size: 16,986 SF
- Dock Doors: 2
- Drive-In Doors: 1
- Clear Height: 18'
- Office: 12%
- Front Park, Rear Load
- **Fully Conditioned**



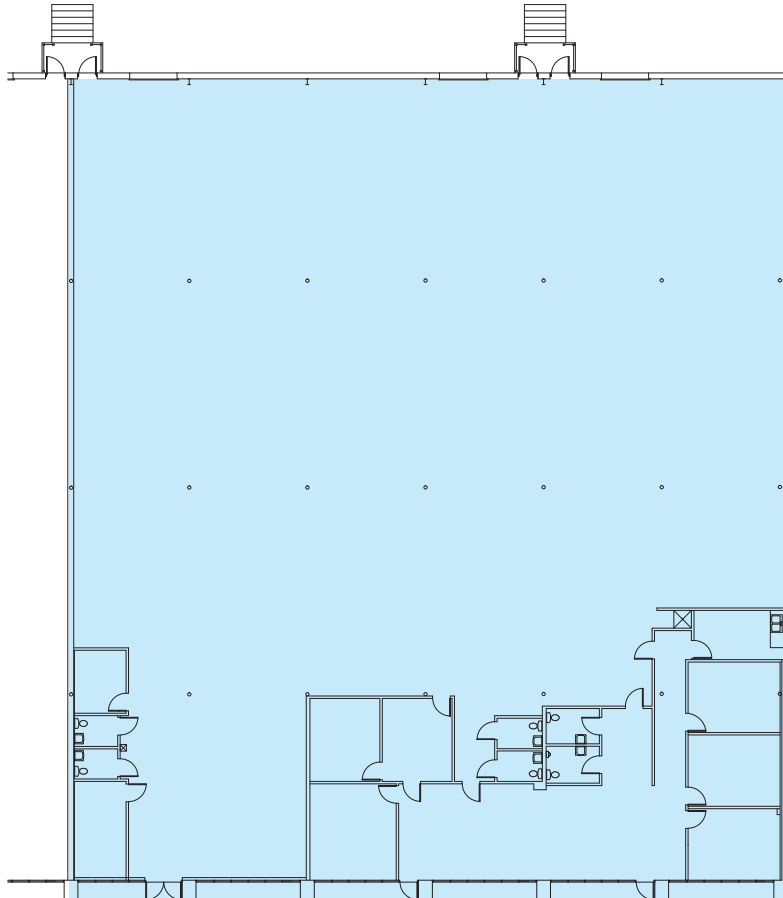
209 Creek Ridge Rd | Aerial View



209 Creek Ridge Rd | Suite Entrances



209 Creek Ridge Rd | Loading Areas



For Lease

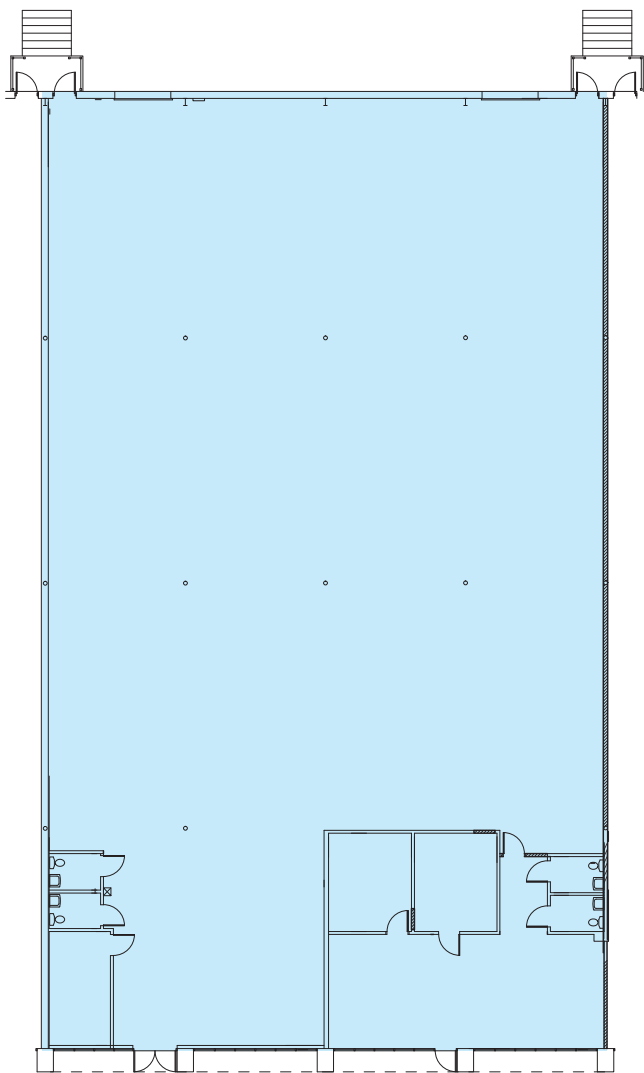
# SOUTH ELM INDUSTRIAL CENTER

209-DE CREEK RIDGE ROAD & S. ELM EUGENE STREET | GREENSBORO, NC

## PROPERTY INFORMATION

### 209-DE Creek Ridge Road

- Size: 11,200 SF
- Dock Doors: 1
- Drive-In Doors: 1
- Clear Height: 18'
- Office: 15%
- Front Park, Rear Load
- **Fully Conditioned**



209 Creek Ridge Rd | Aerial View



209 Creek Ridge Rd | Suite Entrances



209 Creek Ridge Rd | Loading Areas

# SOUTH ELM INDUSTRIAL CENTER

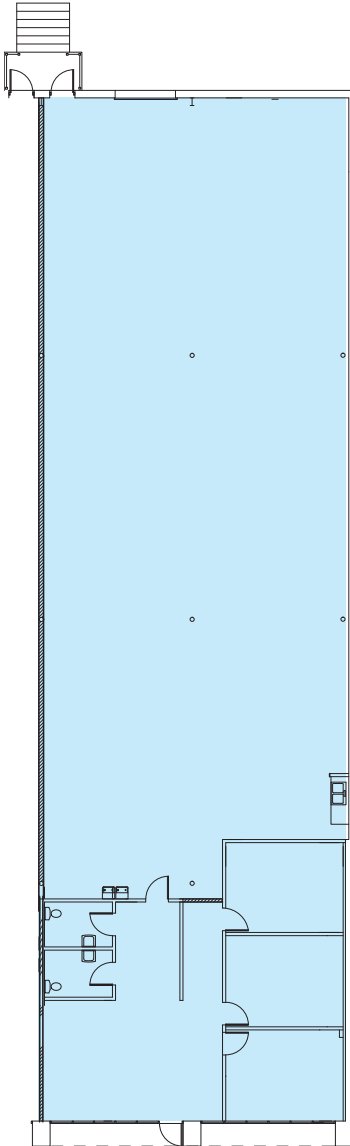
For Lease

209-F CREEK RIDGE ROAD & S. ELM EUGENE STREET | GREENSBORO, NC

## PROPERTY INFORMATION

### 209-F Creek Ridge Road

- Size: 5,786 SF
- Dock Doors: 1
- Drive-In Doors: 0
- Clear Height: 18'
- Office: 26%
- Front Park, Rear Load
- **Fully Conditioned**



209 Creek Ridge Rd | Aerial View



209 Creek Ridge Rd | Suite Entrances



209 Creek Ridge Rd | Loading Areas