

161 S. WALNUT CIRCLE & 122 WINOLA COURT

FOR SALE | GREENSBORO, NC 27409

Linville | Team Partners

COMMERCIAL REAL ESTATE



FLEX SPACE ON 3.11 ACRES FOR SALE

PROPERTY HIGHLIGHTS

PROPERTY TYPE Flex/Industrial

AVAILABLE SF ± 18,930

SALE PRICE \$981,000

DESCRIPTION

Fantastic flex property in Greensboro, NC just 8 miles from the Piedmont Triad International Airport. Fully leased, 2-tenant property offering ±18,930 SF on 3.11 acres with expansion potential. 6.8% return on below-market rents, with opportunities to boost revenue through outdoor parking or additional structures. Well-maintained, featuring a shared dock and ample parking.



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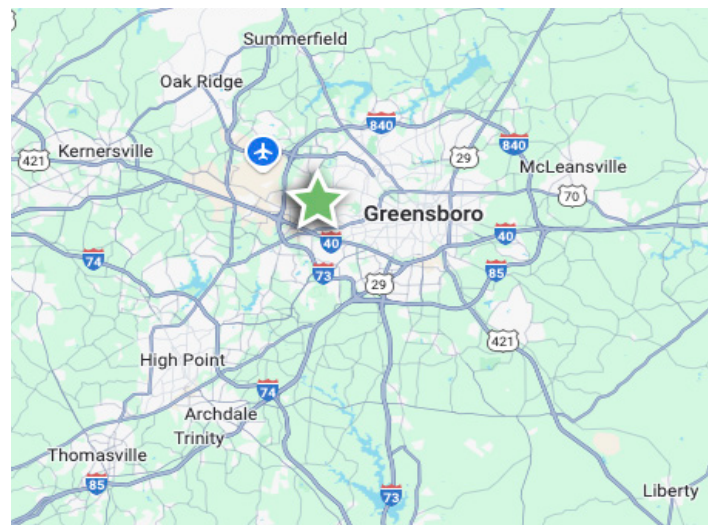
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KEY FEATURES

- 8 miles from the Piedmont Triad International Airport
- Fully leased, 2-tenant property
- ±18,930 SF on 3.11 acres with expansion potential
- 6.8% return on below-market rents, with opportunities to boost revenue
- Well-maintained, featuring a shared dock and ample parking



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PROPERTY INFORMATION

PROPERTY TYPE	Flex/Industrial	PROPERTY SUBTYPE	Warehouse
AVAILABLE SF ±	18,930	EXTERIOR	Brick, Solid
ACRES	3.11	ZONING	LI
PARKING	Available	TAX PIN	7834-84-9701, 7834-84-7584

PRICING & TERMS

SALE PRICE \$981,000

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