



# 4415 Abner Place

Greensboro, NC 27407

# FOR LEASE

±4800 SF Industrial



## FULLY CONDITIONED WAREHOUSE WITH GRAVEL YARD

### Property Details

Type	Warehouse and Office
Available	±4,800 SF
Rent	\$4,800/ Month Triple Net Lease with caps

### Description

Prime industrial property available off Fairfax Rd in Greensboro, NC! This ±4,800 SF facility offers an ideal setup for various business needs, featuring ±800 SF of office space, ±4,000 SF or warehouse, three loading docks, and a convenient drive-in door. The property includes a spacious gravel yard, perfect for outdoor storage or additional operational space. Located in one of Greensboro's premier industrial areas, this property provides easy access and functionality for growing businesses.

### Property Features

- ✓ ± 4,000 SF Warehouse
- ✓ ± 800 SF Office
- ✓ 2 Restrooms
- ✓ Fully Conditioned
- ✓ 3 Loading Docks & 1 Drive-In
- ✓ Ceiling Height: 9' - 12'
- ✓ ± 250 SF Outbuilding
- ✓ ±1.25 Acres on a Corner Lot
- ✓ Spacious Gravel Yard
- ✓ Tenant Improvements Available
- ✓ Newly Repaired Roof

### Aaron Uzzell, Broker

aaron@gborocp.com  
 336.259.0934  
 www.gborocp.com

Pricing and figures shown are deemed to be reliable, but no representations or warranties are being made to the accuracy and is subject to errors and omissions, and changes of price or terms. Buyer or Tenant should verify all information.





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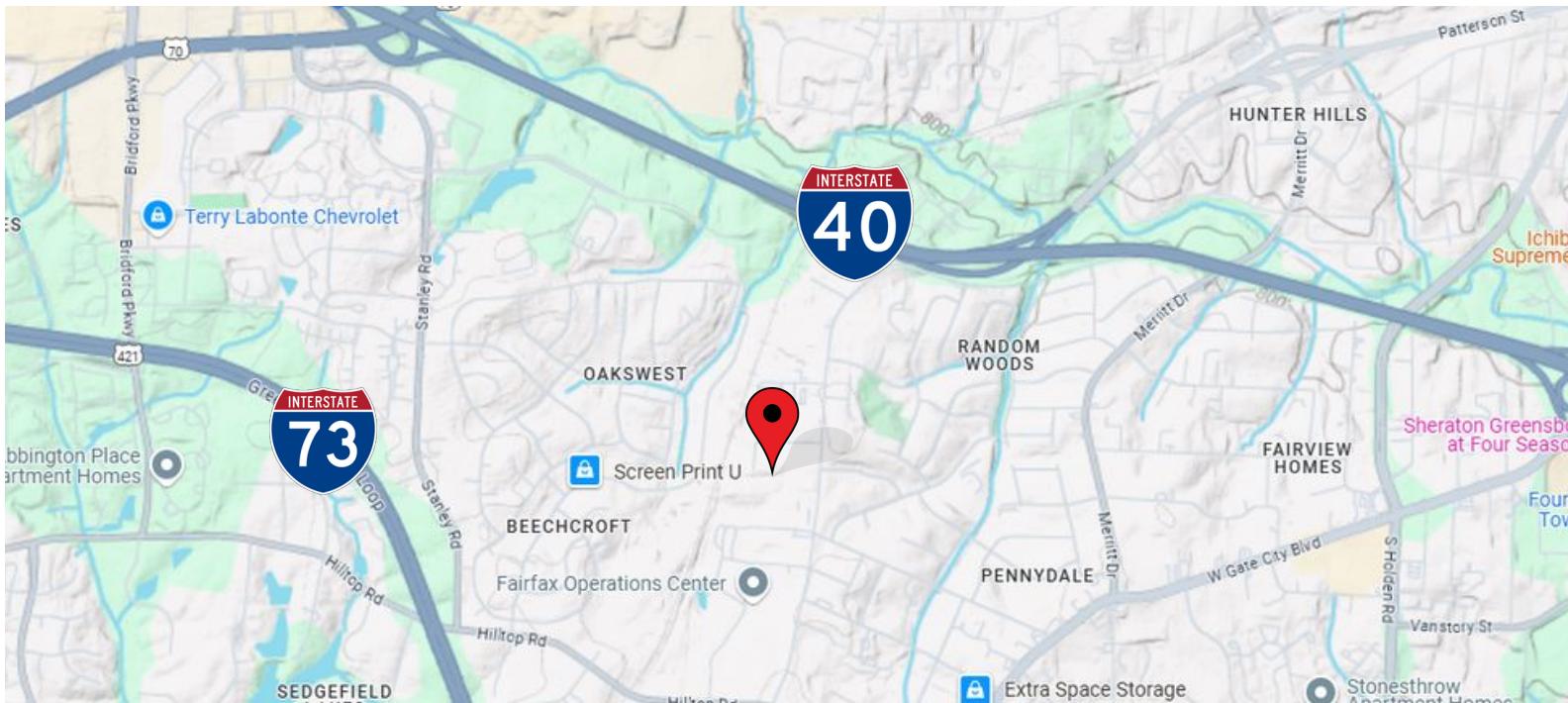


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## Aaron Uzzell, Broker

Aaron Uzzell is a lifelong resident of North Carolina and a graduate of the University of North Carolina at Greensboro, where he earned degrees in History and Pre-Law. Having built a successful career in hospitality, Aaron shifted his focus to commercial real estate, where he utilizes his client-focused expertise and relationship-building skills to serve his clients.

Aaron's service-oriented approach, combined with his market insights, provides a unique perspective on commercial real estate, addressing the dynamic needs of clients in the Greensboro area. With a robust network of industry contacts and a dedication to exceptional service, Aaron is committed to helping clients achieve their real estate goals.

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## About GCOM

**"At the core, real estate is a people business and it requires trust in the competency and character of the professional who is representing their interest."**

The richness of the connection with the people of Greensboro brings life and enjoyment to the process. In a commercial real estate transaction, one typically has only one chance to make it right. Having an experienced professional who knows the market and can navigate through the process can make all the difference in a strategic property investment or lease.

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