

4827 W. Gate City Boulevard

Greensboro, North Carolina 27407

Climate-Controlled Flex Warehouse | Multiple Units & Cage Spaces | Dock High & Ground Level Access



Aerial view — 4827 W. Gate City Boulevard, Greensboro, NC | Between I-40 & I-73

PROPERTY HIGHLIGHTS

Total Building SF	±25,000 SF
Lot Size	1.73 Acres
Year Built	1943 (Renovated)
Property Type	Flex / Industrial Warehouse
Property Subtype	Climate-Controlled Multi-Tenant Flex
Zoning	LI (Light Industrial) — Guilford County
Building Class	Class B

Loading	4 Dock-High Doors + 6 Ground-Level Drive-In Doors
Interior Roll-Ups	5 Interior Roll-Up Doors
Climate Control	Yes — Full Building
Security	CCTV, Electronic Entry, Gated Exterior Access
Parking	Ample — 1.73-Acre Lot
APN / Parcel	0141039 (Guilford County)

PROPERTY OVERVIEW

4827 W. Gate City Boulevard is a ±25,000 square foot, climate-controlled flex warehouse offering a rare combination of showroom, warehouse, and office functionality in one of Greensboro's most accessible commercial corridors. Strategically positioned between Interstate 40 and Interstate 73 with direct frontage on W. Gate City

Boulevard, the property delivers exceptional visibility, truck access, and logistical convenience for a wide range of business users.

The building has been configured to support multi-tenant flex leasing with 17 private units ranging from ±461 SF to ±3,317 SF, all climate-controlled and accessible via dock-high or ground-level loading. The property's gated exterior, electronic access control, and CCTV surveillance system provide enterprise-grade security. With 1.73 acres on site, there is meaningful paved area for outdoor storage, staging, or additional tenant parking.

Whether you are a contractor, e-commerce operator, distributor, light manufacturer, hobbyist, creative, or a business simply outgrowing its current footprint, this property delivers the flexibility, security, and location you need — without the overhead of a full building commitment.

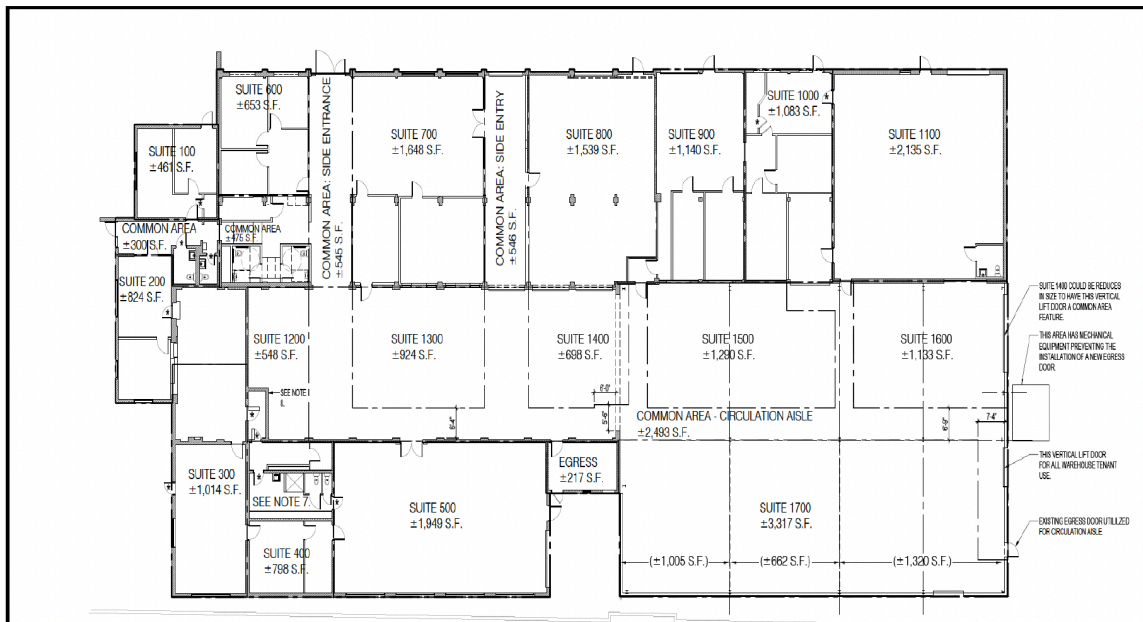
AVAILABLE SPACES

17 private units available, ranging from ±461 SF to ±3,317 SF. All units are climate-controlled. Contact Ardor Commercial Advisors for current availability and pricing.

Suite	Type	Approx. SF	Lease Rate
Suite 100	Office	±461 SF	Call for Pricing
Suite 200	Office	±824 SF	Call for Pricing
Suite 300	Flex / Warehouse/ Office	±1,014 SF	Call for Pricing
Suite 400	Flex / Office	±798 SF	Call for Pricing
Suite 500	Flex / Warehouse	±1,949 SF	Call for Pricing
Suite 600	Office (3)	±653 SF	Call for Pricing
Suite 700	Flex / Warehouse w/office	±1,648 SF	Call for Pricing
Suite 800	Flex / Warehouse	±1,539 SF	Call for Pricing
Suite 900	Flex / Warehouse w/office	±1,140 SF	Call for Pricing
Suite 1000	Flex / Warehouse w/office	±1,083 SF	Call for Pricing
Suite 1100	Flex / Warehouse	±2,135 SF	LEASED
Suite 1200	Cage	±548 SF	\$21 PSF
Suite 1300	Cage	±924 SF	\$21 PSF
Suite 1400	Cage	±698 SF	\$21 PSF
Suite 1500	Cage	±1,290 SF	\$21 PSF
Suite 1600	Cage	±1,133 SF	\$21 PSF
Suite 1700	Cage	±3,317 SF	\$21 PSF

* Unit availability and sizes are subject to change. Suite 1400 may be reduced to make vertical lift door a common area amenity. Contact broker for current availability schedule.

FLOOR PLAN



Floor plan is approximate and for illustrative purposes only. Contact broker for verified dimensions.

KEY FEATURES & AMENITIES

Loading & Access

- 4 dock-high loading doors
- 6 exterior ground-level drive-in doors
- 5 interior roll-up doors
- Gated exterior access — controlled entry
- Truck court and ample lot — 1.73 acres

Climate & Infrastructure

- Full climate control — all units and spaces
- Former commercial/showroom-grade HVAC
- Common area circulation aisle (±2,493 SF)
- Shared egress and side entrance areas
- Multiple bathrooms on site

Security & Technology

- Full CCTV surveillance system
- Electronic keypad/card entry per unit
- Gated perimeter for the entire property
- 24/7 tenant access capability
- Monitored common area entry points

Location & Visibility

- Frontage on W. Gate City Blvd (25,000+ AADT)
- Between I-40 and I-73 — dual interstate access
- Across from new Sheetz development
- Proximity to Greensboro Coliseum area
- PTI Airport within ~8 miles

LOCATION & MARKET OVERVIEW

4827 W. Gate City Boulevard sits squarely within the Outer Northwest I-40 Corridor — one of Greensboro's most active industrial and flex submarkets. The property is sandwiched between two major interstates: I-40 and I-73, giving tenants immediate access to regional distribution routes. West Gate City Boulevard carries more than 25,000 vehicles per day and connects directly to the Greensboro Coliseum Complex, UNCG, and Downtown Greensboro.

Nearby Destinations

- Greensboro Coliseum Complex — ~3 miles
- Piedmont Triad International Airport — ~8 miles
- Downtown Greensboro — ~4 miles
- UNCG Campus — ~3 miles
- High Point — ~15 miles (furniture/wholesale market)
- Charlotte Douglas International Airport — ~90 miles
- Raleigh-Durham — ~60 miles

Market Data — Greensboro Flex / Industrial

- Avg. industrial rent: ~\$11.28/SF (Greensboro market)
- Avg. flex rent: \$12–\$16/SF NNN (Guilford County)
- Active industrial inventory: ±5.79M SF across market
- W. Gate City Blvd traffic count: 25,000+ vehicles/day
- Zoning: LI (Light Industrial) — broad permitted uses
- 17 individual units — widest unit mix in submarket

[INSERT AREA MAP HERE — Google Maps screenshot showing I-40/I-73 interchange, Greensboro Coliseum, PTI Airport]

Property is located at Lat: 36.0264°N / Long: 79.8725°W | Google Maps: maps.google.com/?q=4827+W+Gate+City+Blvd+Greensboro+NC

IDEAL TENANT PROFILE

This property is well suited for a wide range of flex and industrial users, including:

Contractors & Trades Landscaping, HVAC, electrical, plumbing, and general contractors needing secure, climate-controlled tool and equipment storage.	E-Commerce & Fulfillment Small-to-mid fulfillment operators needing climate-controlled storage with dock and drive-in loading access.	Light Manufacturing Assembly, fabrication, or finishing operations requiring flexible industrial space with controlled environment.
Distributors & Wholesalers Product storage and distribution with dock-high loading, climate control, and gated security in a strong logistics corridor.	Creative & Hobbyist Studios Woodworking, auto restoration, art studios — climate-controlled creative space with secure after-hours access.	Storage & Logistics Overflow inventory, archive storage, or last-mile logistics with a full security package and multiple unit sizes.

LEASE TERMS

Lease Type	NNN (Triple Net) — Tenant responsible for taxes, insurance, and CAM
Lease Term	Flexible — short- and long-term options available; call for details
Unit Sizes	±461 SF – ±3,317 SF (17 units available; combination of units possible)

Available	Immediately upon lease execution
Asking Rate	Call broker for current pricing — rates vary by unit size and term
Security Deposit	To be determined based on tenant creditworthiness
Improvements	Units delivered as-is; limited TI available — negotiate with broker
Broker Cooperation	Ardor Commercial Advisors cooperates with all licensed brokers

CONTACT ARDOR COMMERCIAL ADVISORS

Jim Pryor | Principal Broker

(704) 620-8745 | Jim@ArdorCRE.com | ArdorCRE.com

8809 Lenox Pointe Drive, Unit A | Charlotte, NC 28273

NC License #282256 | SC License #97233

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