

±13,700 SF Flex Space For Lease
.8 miles to Interstate 40



NAI Piedmont Triad
Commercial Real Estate Services, World Wide

510 CORLISS STREET
GREENSBORO, NC

PROPERTY *overview*

±13,700 SF Total Flex Space

±2,980 SF Office

Includes Outside Yard

New Reznor Units In The Warehouse

Hvac In The Office Area

2 Loading Docks

Ample Parking Spaces

Clear Height: At the center:
Ceiling/roof deck: 22 feet
Clear under the left beam: 19 feet
Clear under the middle beam: 21 feet

At the eaves:
Ceiling/roof deck: 18 feet
Clear under the left beam: 16 feet
Clear under the middle beam: 16 feet 6 inches

RECENT IMPROVEMENTS:

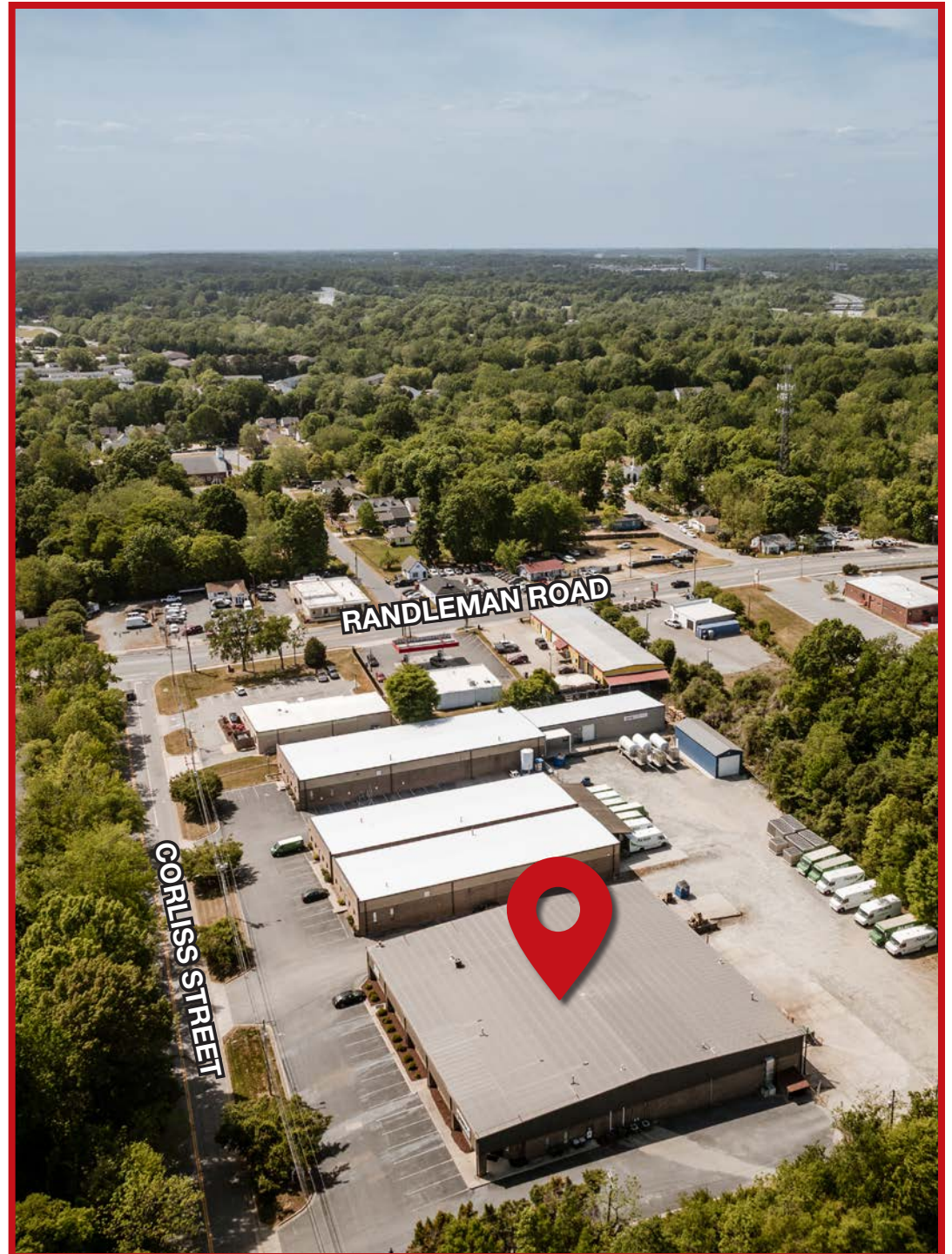
New Paint And Carpet In The Office

New Led Lighting Throughout

Parking Lot And Truck Court Improvements

PRICING:

Asking Rate: \$11.50/SF NNN



PROPERTY *overview*



PROPERTY *map*



LOCATION & ACCESSIBILITY

PTI AIRPORT 14.9 MILES

8 MILES

 3.5 MILES

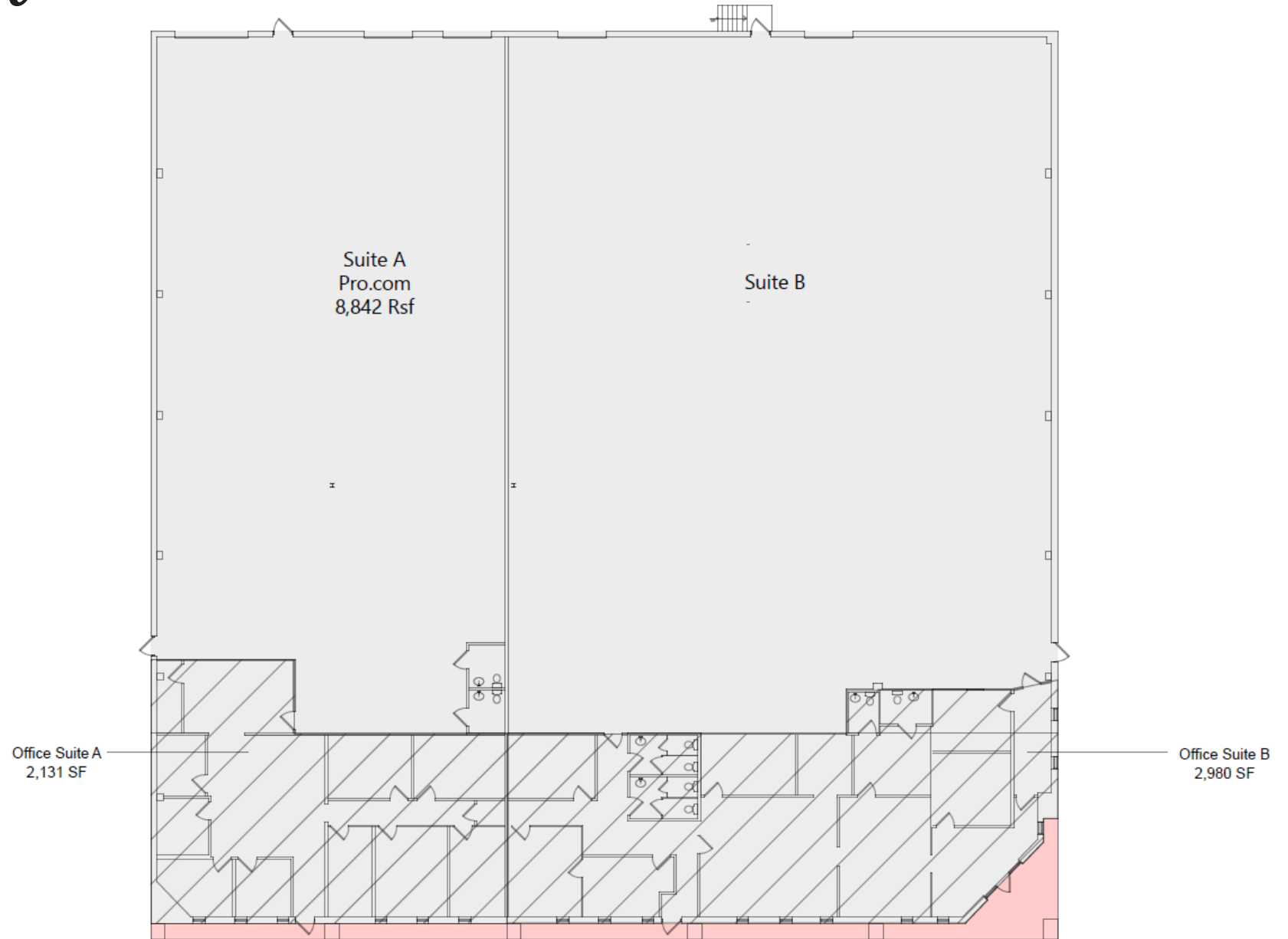
 3.6 MILES

TOYOTA BATTERY PLANT 15.3 MILES

PLANNED *improvements*



FLOOR *plan*



BROKERAGE DEVELOPMENT INVESTMENTS

FOR MORE INFORMATION, CONTACT:

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