

FOR SALE OR LEASE

**108-110 Longale Street
Greensboro, NC 27409**



Atlantic Fasteners, Inc.

W. C. ROUSE & SON

110

108

108-110 Longale Street



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Greensboro, NC 27408
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Attractive all brick exterior flex building located on Longale Street off of W. Market Street. Half the building is office space and half is warehouse. Includes 1,600 SF mezzanine, two loading docks, 6 bathrooms plus additional owner/manager bath, security system, exterior counter entrance, sky lights in the warehouse and freestanding two-bay garage not included in total square footage.



SF Available: 4,440 SF to 8,880 SF

Ceiling height: 16 feet

Dock Doors: 2 (8' x 8')

550 SF out building with roll up door

Zoning: Industrial

Parking: 18 Spaces

Lease Rate: \$10.25 PSF to \$12.00 PSF

List Price: \$1,050,000

POPULATION



1 Mile	3 Miles	5 Miles
9,996	71,136	161,635

AVERAGE HH INCOME

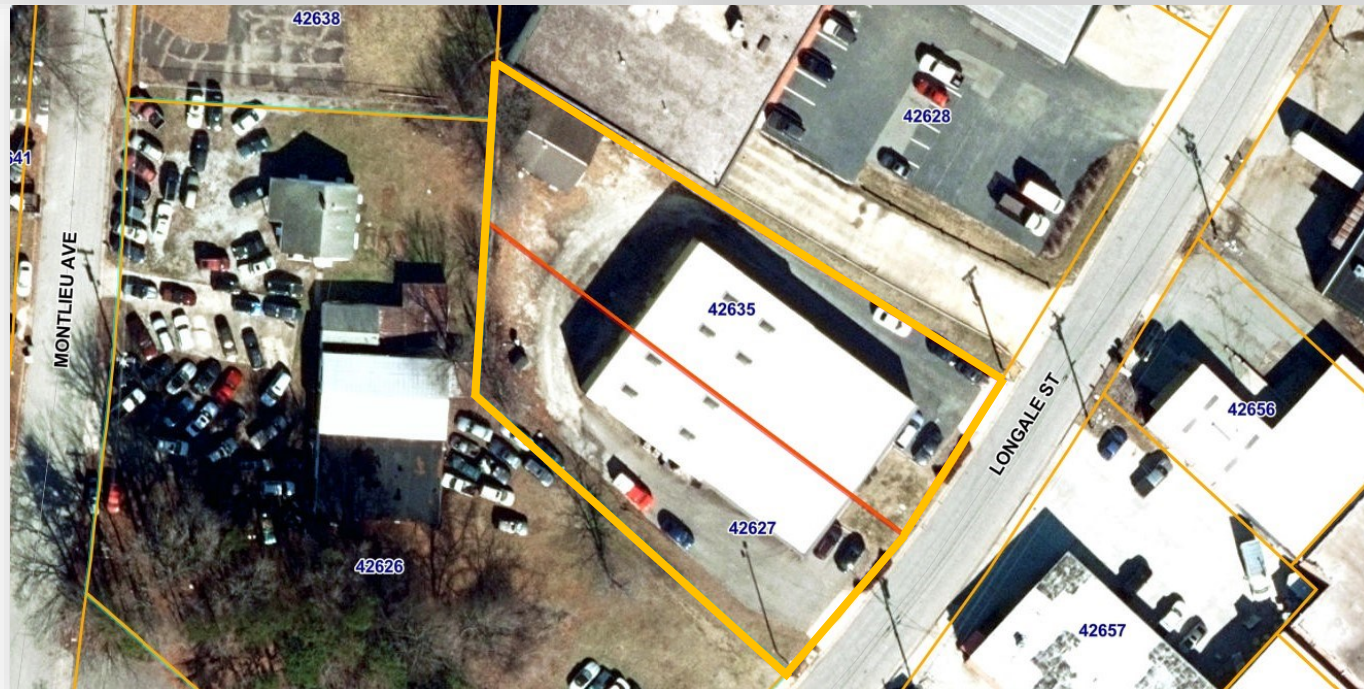


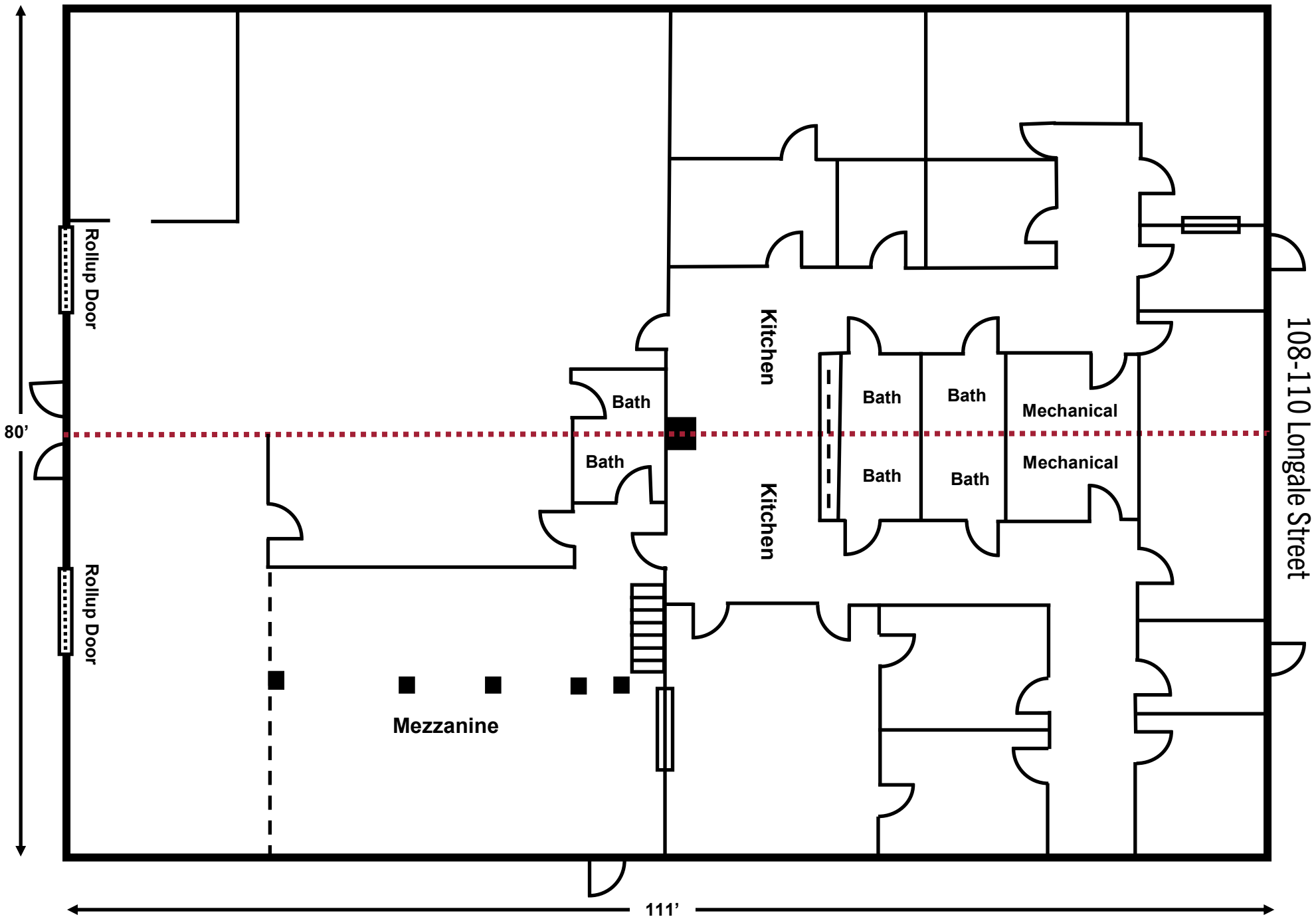
1 Mile	3 Miles	5 Miles
\$48,210	\$53,766	\$75,879

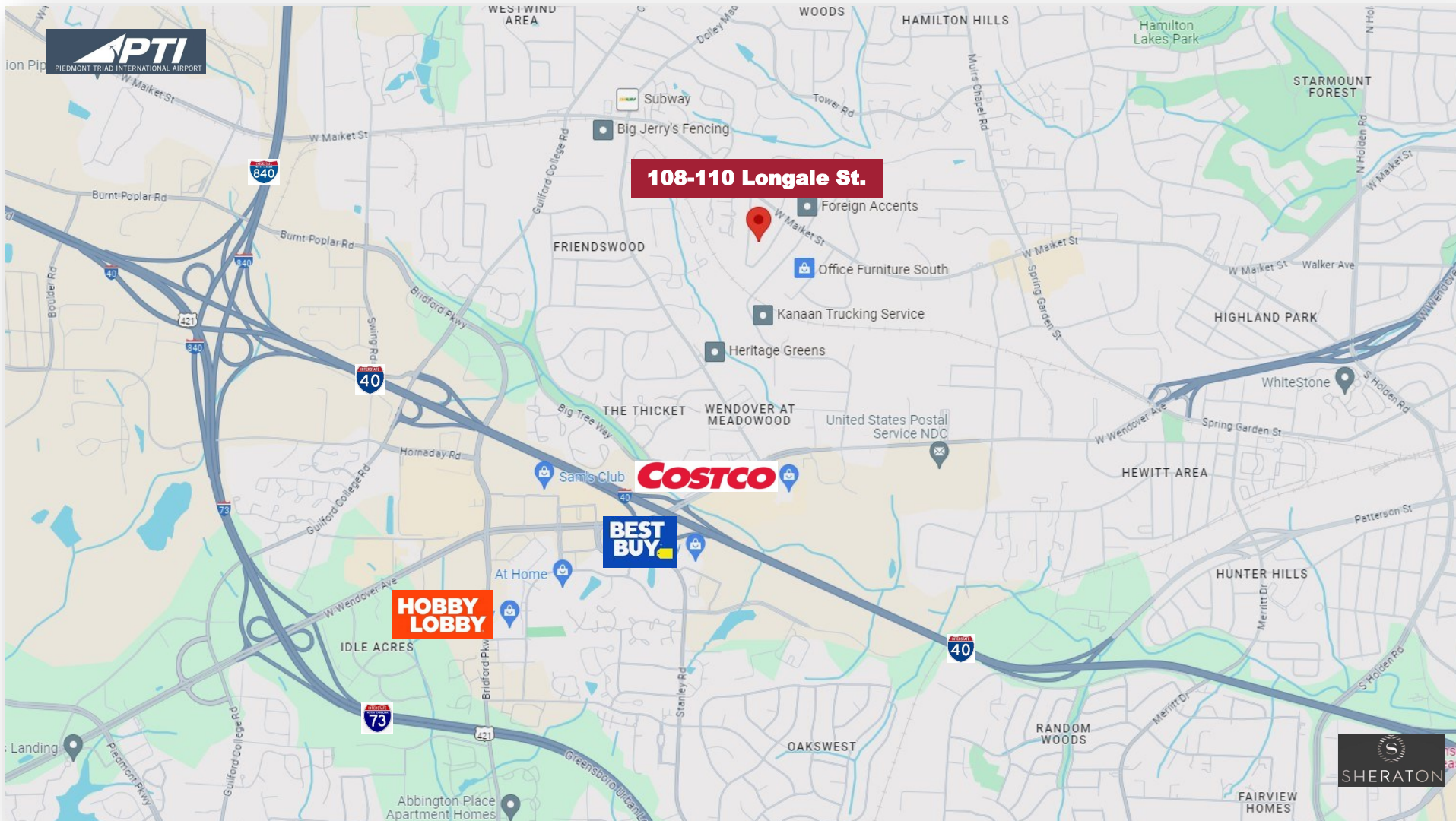
TRAFFIC



West Market Street
23,315 Vehicles Per Day







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The statements and figures herein while not guaranteed are secured from sources believed to be authoritative. This offering is subject to change of price, prior lease or sale and or withdrawal without notice. Prospects should verify all information.