

FOR LEASE · INDUSTRIAL FLEX

809 POST STREET

GREENSBORO, NORTH CAROLINA 27405

15,017 SF TOTAL

1.40 ACRES

HI ZONING

CLIMATE-CONTROLLED WAREHOUSE

SECURED & GATED

15,017

TOTAL SF

11,600

WAREHOUSE SF

3,417

OFFICE SF

1.40

ACRES

400A

POWER

Jun '26

AVAILABLE

PROPERTY OVERVIEW

TURNKEY INDUSTRIAL FLEX — DOWNTOWN GREENSBORO CORRIDOR

809 Post Street delivers a rare combination of climate-controlled industrial warehouse, a fully improved 3,417 SF office suite, and secured outdoor storage on 1.4 fenced and gated acres — purpose-built for contractor operations, fleet-based businesses, or equipment-intensive users.

Built in 1986 and zoned Heavy Industrial (HI), the property offers immediate operational readiness with 400-amp power, flexible loading infrastructure, and high-visibility positioning adjacent to a major Greensboro arterial. The downtown GSO skyline is visible directly from the site.

● AVAILABLE JUNE 1, 2026

● TOTAL BUILDING SF	15,017 SF
● WAREHOUSE SF	11,600 SF
● OFFICE SF	3,417 SF
● LOT SIZE	1.40 Acres
● ZONING	HI (Heavy Industrial)
● YEAR BUILT	1986
● CLEAR HEIGHT	15 FT
● LOADING	1 Dock Door + 1 Dock/Drive-In
● POWER	400 Amps
● HVAC	Climate-Controlled Warehouse
● PARKING	10 Dedicated + Additional Side/Rear
● YARD SURFACE	Gravel
● FENCING	Full Perimeter — Electric Auto Gate
● SECURITY	Surveillance Interior & Exterior
● ASKING RENT	Call for Pricing
● AVAILABILITY	June 1, 2026

PHOTO GALLERY



PROPERTY HIGHLIGHTS



CLIMATE-CONTROLLED WAREHOUSE

Full HVAC throughout the 11,600 SF warehouse — a rare feature at this size and price point, protecting sensitive equipment and inventory year-round.



FULLY SECURED SITE

Electric automatic gate, full perimeter fencing, and comprehensive interior and exterior surveillance for complete operational security.



400-AMP POWER

Heavy electrical service supports high-demand operations including vehicle charging, fabrication equipment, and industrial machinery.



EXTENSIVE OFFICE SUITE

3,417 SF with 8 private offices across 2 suites (each with private bath), conference room, IT room, and full commercial break room.

OFFICE SUITE

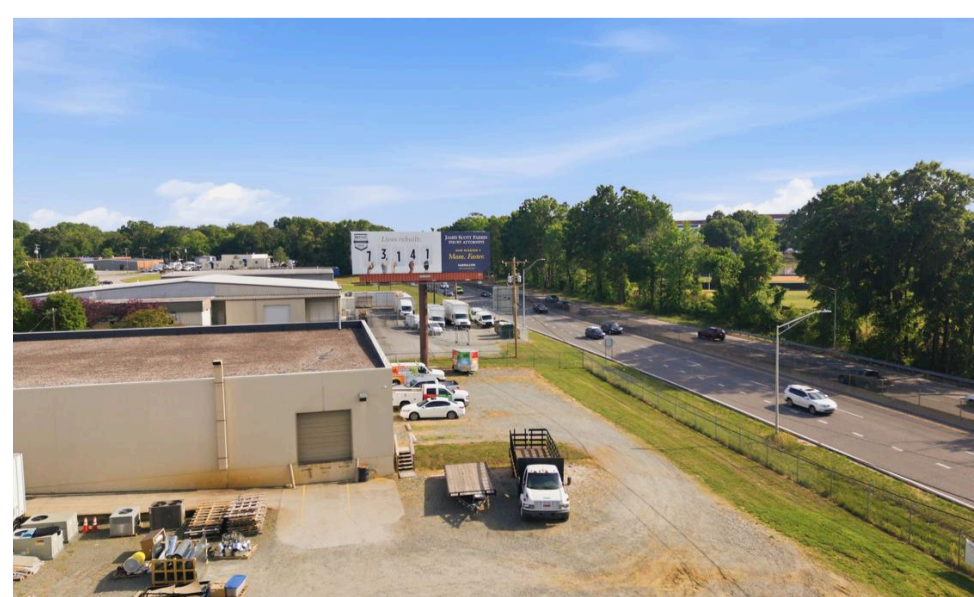
3,417 SF — 2 PRIVATE SUITES, 8 OFFICES

The office suite is move-in ready and extensively improved, organized into two private suites — each with its own dedicated restroom — totaling 8 private offices. Additional support spaces include a full conference and training room with A/V, a dedicated IT/copy room, a commercial-grade break room, and direct interior access to the warehouse floor.

- 2 private suites, each with dedicated restroom
- 8 private offices total
- 4 additional offices in warehouse space
- Conference room with projector & A/V
- Dedicated IT/copy room
- Full commercial break room with appliances
- Direct interior access to warehouse



LOCATION & ACCESS



ESTABLISHED INDUSTRIAL NODE — IMMEDIATE HIGHWAY EXPOSURE

809 Post Street sits within a dense Greensboro industrial corridor with direct frontage on a primary arterial and strong highway visibility. The downtown Greensboro core and major employment nodes are within immediate proximity.

- High-visibility frontage on major Greensboro arterial
- Downtown Greensboro skyline visible from site
- Surrounded by established industrial and contractor tenants
- Convenient access to PTI Airport and I-40/I-85 interchange
- HI zoning — full range of industrial uses permitted by right
- Rare opportunity for exterior building signage — painted rear wall offers exposure to thousands of daily highway commuters
- Billboard on site provides additional brand exposure

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ASKING RENT

CALL FOR PRICING809 POST STREET
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