



For Sale-Prime Infill Location
7.95 ACRES ZONED LI
Rental Income from Existing Tenants

NAI Piedmont Triad

4519 4521
4537 4541

WEST MARKET STREET
GREENSBORO, NC

PROPERTY overview

4519 - 4541 W. MARKET STREET

- Corner of West Market Street and Pomona Drive
- Traffic Signal in place where Westgate Drive intersects West Market
- Zoned LI Light Industrial
- Traffic Count: 43,122 VPD
- Water and Sewer service provided by the City of Greensboro

SALE PRICE

\$5,000,000



lot
#1
±.39
Acres

Light
Industrial

4521 WEST MARKET STREET

- Vacant Lot
- Current Tenant: Alpha Rental

lot
#2

±5.57
Acres

Light
Industrial

4537 WEST MARKET STREET

- 4800 SF
- 80' x 60'
- Year Built : 1968
- Ceiling Height Office: 8'
- Ceiling Height Warehouse: 13'
- Dock Doors: 1-10x10
- Dock Doors: 1- 6.5x10
- Drive-In Doors: 1-10x10
- Parking: Gravel ± 15 spaces
- Structure: Metal
- Current Tenant: Signs By Tomorrow

4541 WEST MARKET STREET

- 2700 SF
- 52' x 63'
- Year Built : 1983
- Ceiling Height: 8'
- Structure: Brick / Block
- Current Tenant: Truist Bank

lot
#3

±1.99
Acres

Light
Industrial

4519 WEST MARKET STREET

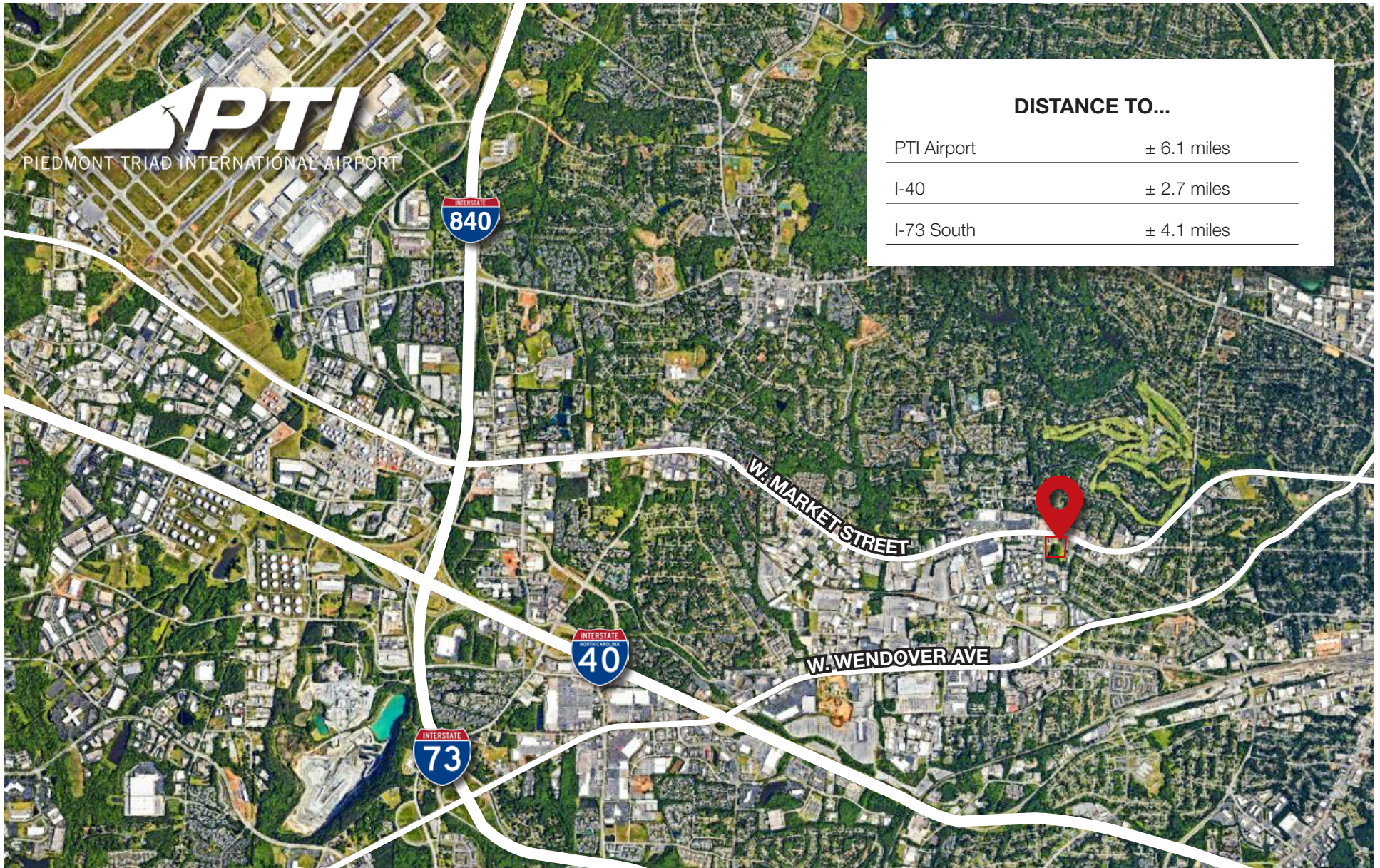
- 2560 SF
- 32' x 80'
- Year Built : 1965
- Ceiling Height Office: 8'
- Drive-In Doors: 1-10.8x13
- Parking: Gravel ± 20 spaces
- Structure: Metal
- Ceiling Height Warehouse: 16'
- Current Tenant: Get Rolling Auto Sales/Alpha Rentals

PROPERTY *photos*



REGIONAL *map*

NAI Piedmont Triad
Commercial Real Estate Services, Worldwide.



**BROKERAGE
DEVELOPMENT
INVESTMENTS**

FOR MORE INFORMATION, CONTACT:

ROBBIE PERKINS, CCIM, SIOR
MARKET PRESIDENT
336.358.3219
rperkins@naipt.com

TAMMY DIXON, CCIM, SIOR
SHAREHOLDER & BROKER
336.358.3239
tdixon@naipt.com

BRENDAN RICHARDSON, CCIM
BROKER
508.244.8708
brichardson@naipt.com

