

FOR LEASE FLEX WAREHOUSE
±19,000 – 44,000 SF



Property Highlights

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| <ul style="list-style-type: none"> • ±19,000 - 44,000 SF • ±1,500 - 5,207 Office SF • ±16' Clear Height • Masonry construction • Central Greensboro location with great access to amenities | <ul style="list-style-type: none"> • Outstanding location off Wendover Ave. with great proximity to I-40 (1.6 miles) • Secured Outdoor Storage Available • Wet Sprinkler System • Ample parking | <p>(Call for lease rate)</p> <ul style="list-style-type: none"> • Electrical serviced by Duke Energy • Piedmont Natural Gas • Professionally managed |
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Property Features

AVAILABLE SF: **±44,000 SF**

DEMISING OPTIONS: **19,000 SF or 25,000 SF**

OFFICE: **±1,500 - 5,207 SF**

CLEAR HEIGHT: **16'**




SPRINKLER: **WET SYSTEM**

COLUMN SPACING: **32' 8" X 27' 6"**

DOCK DOORS: **(1) 8' x 8' | (3) 8' x 10'**

DRIVE-IN DOOR: **(2) 8' x 8' | (1) 10' x 10'**

POWER: **480V | 3 PHASE ELECTRICAL SERVICE**

-  Dock-High Door
-  Drive-In Door
-  Outside Storage

