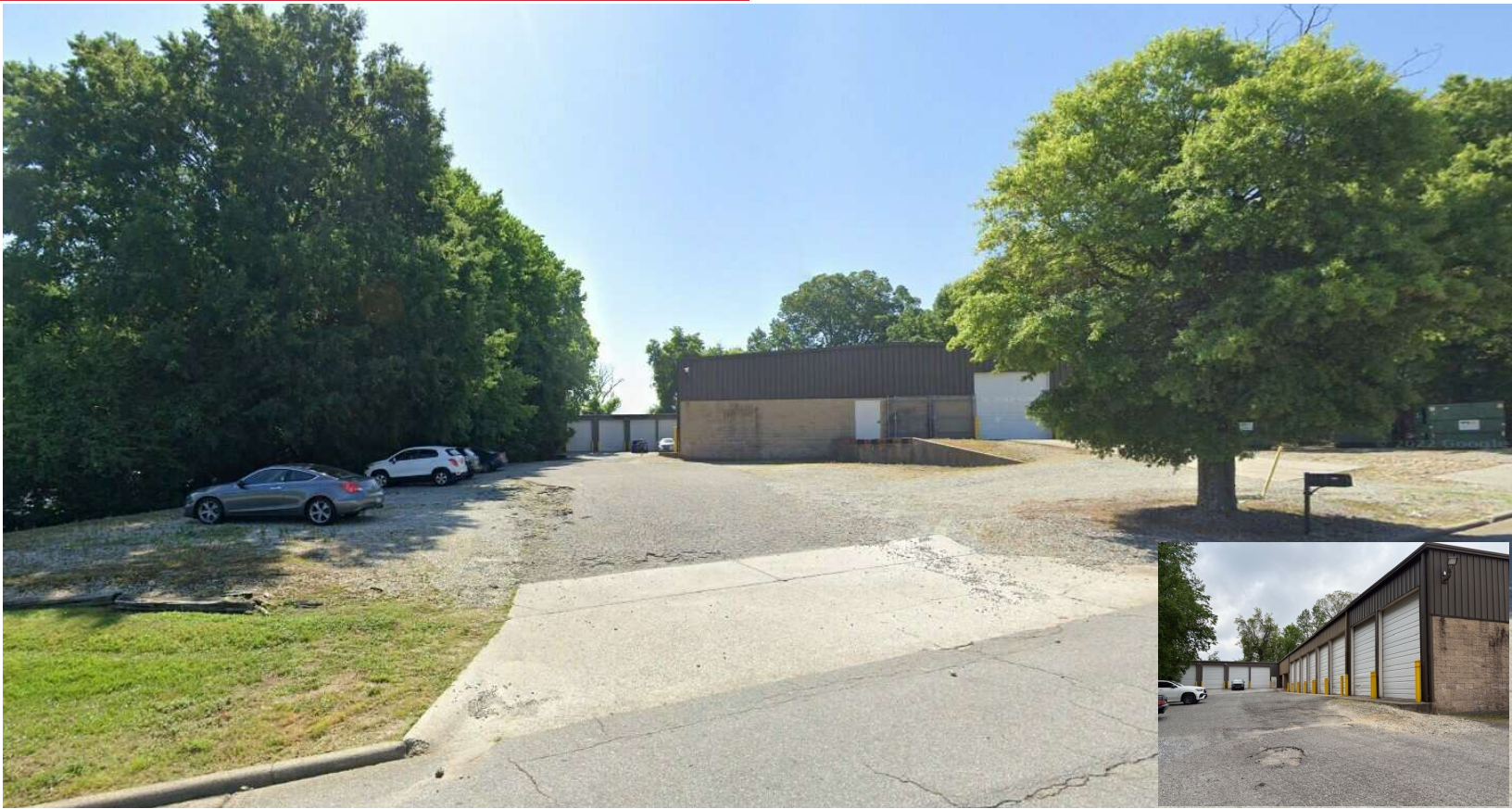


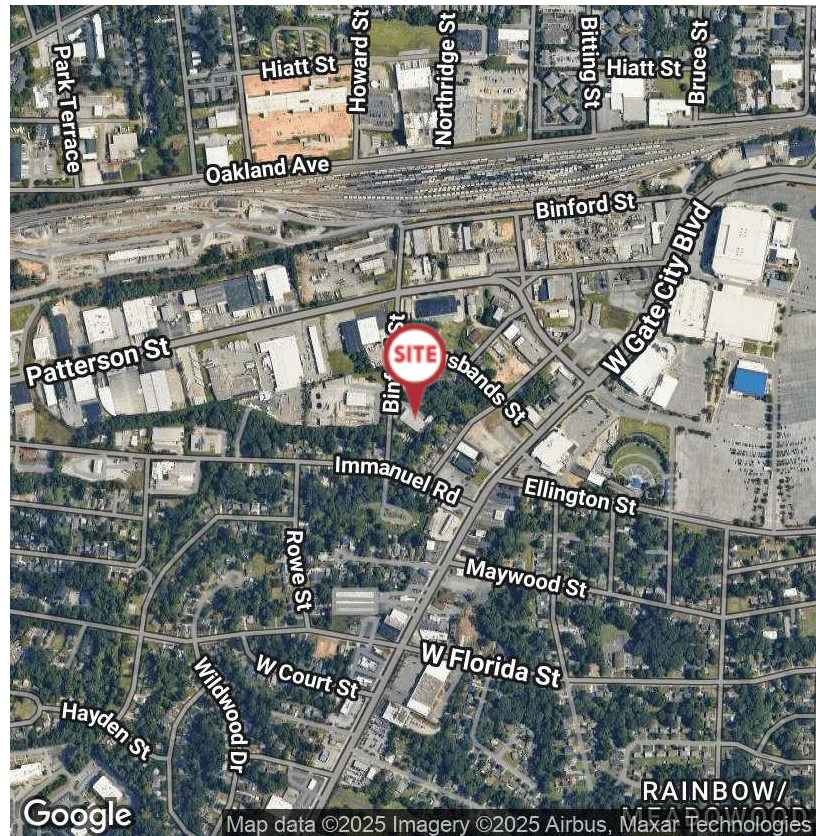
FOR LEASE
2417 Binford Street
Greensboro, NC 27407

NAI Piedmont Triad



Industrial | ±15,488 SF

- 15,488 Total SF - Can be Subdivided into 11,028 SF & 4,460 SF
- 11,028 SF - \$6,900/Month (MG)
- 4,460 SF - \$3,345/Month (MG)
- 1.08 Acres - Light Industrial Zoning
- Office - 2560 SF of 11,028 SF and 720 SF of 4,460 SF
- Ceiling Height 13' to 14'
- 1/4 Mile from S Holden Road
- HVAC - Office has Air & Gas Heat; Warehouse has Gas Heat
- Column Spacing - Clear
- Construction - Block & Metal; Metal Roof
- Built in 1988
- Loading - 11,028 SF - (8) 10'x14' Ground Level, (1) 8'x10' Ground Level & (1) Truck Height off Ramps w/Platform
- Loading - 4,460 SF - (4) 10'x14' Ground Level & (1) 8'x10' Ground Level
- Electrical - 200 AMP, 3 Phase 208 V Main



✉ **Dan Pierce, SIOR**
336 294 8900
dpierce@naipt.com

No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals. No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.

NAI Piedmont Triad