

# 211 INDUSTRIAL AVE

GREENSBORO, NC 27406

**SINGLE TENANT INDUSTRIAL PROPERTY FOR LEASE**



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# PROPERTY OVERVIEW

INDUSTRIAL PROPERTY FOR LEASE

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This property offers a 17,371 SF facility featuring warehouse, distribution, office, and refrigerated space in the Greensboro/Winston-Salem Industrial Market. The property includes 4,000 SF of full-height refrigeration (25–30 tons) divided among three drive-in coolers. Each cooler is equipped with full pallet racking to maximize storage efficiency and capacity. Conveniently located just minutes from I-40, 211 Industrial Ave offers exceptional accessibility and visibility within one of the area's most sought-after industrial corridors. The warehouse has high, 18 feet clear ceiling height, and the property has both a secured, fenced area and an open area that provides approximately 1/3 acre of outside storage/laydown yard.

ADDRESS	211 Industrial Avenue, Greensboro, NC 27406
ACREAGE	1.96 acres
BUILDING SIZE	17,371 SF (Includes ± 4,000 SF of refrigeration)
CEILING HEIGHT	Clear: 18 feet Underside of deck: 20 feet
# OF LOADING DOCKS	5
# OF DRIVE-IN DOOR	1 (full service)
PROPERTY HIGHLIGHTS	<ul style="list-style-type: none"><li>• High ceilings</li><li>• Easy access to I-40</li><li>• LED lighting in warehouse</li><li>• 4000 SF refrigerated space</li><li>• 1/3 of an acre, partially fenced, outside storage/laydown yard</li><li>• Plenty of room for expansion</li></ul>
LEASE RATE	\$7.95 PSF (NNN)



# PHOTOS

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# FLOOR PLAN

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# AREA OVERVIEW

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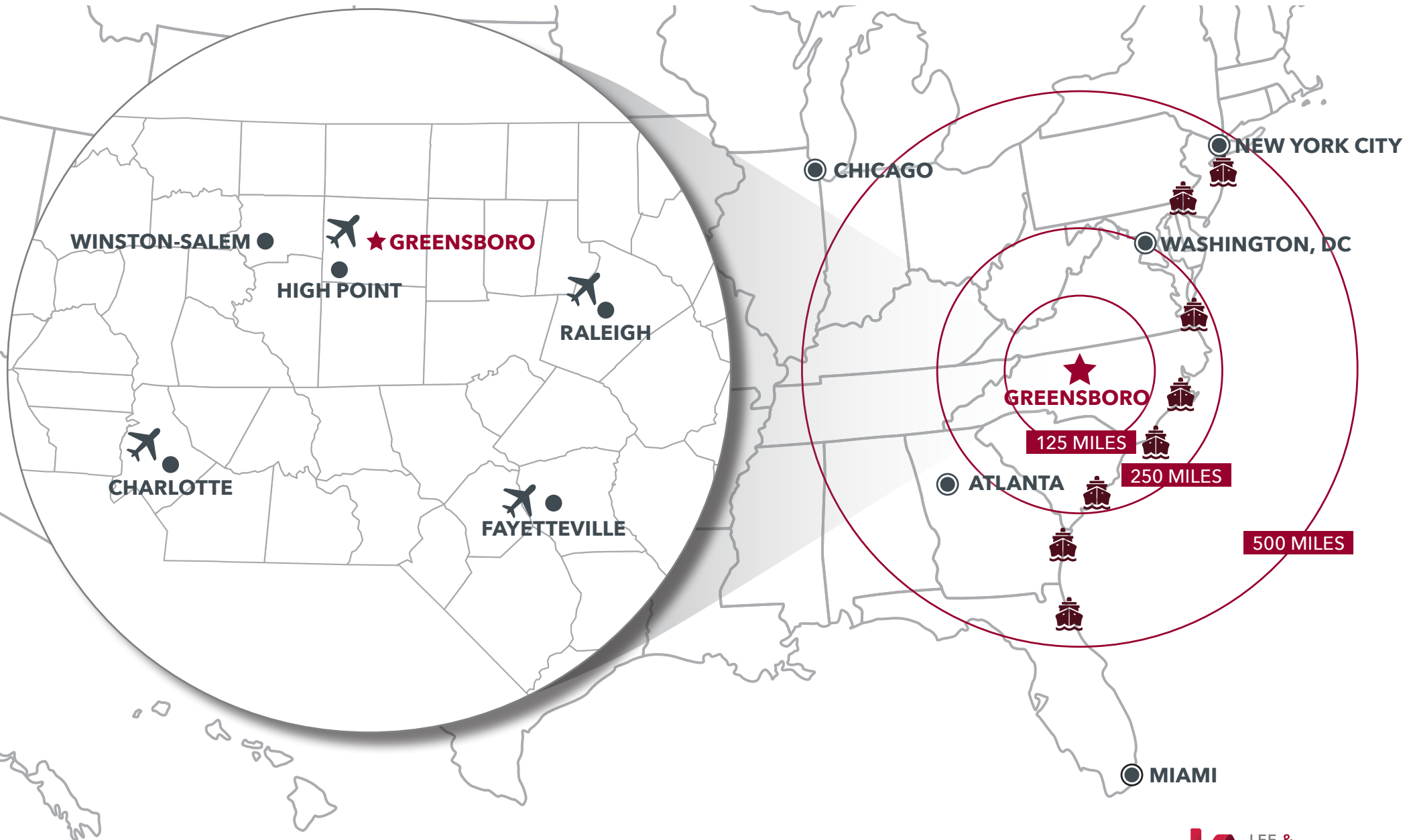


DISTANCES	
Downtown Greensboro	3.6 miles
High Point	16.0 miles
Burlington	22.0 miles
Winston-Salem	28.0 miles

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# GREENSBORO, NORTH CAROLINA

INDUSTRIAL PROPERTY FOR LEASE

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Greensboro is the third largest city in North Carolina, centrally located in the state halfway between Charlotte and Raleigh. The area boasts a population of over 540,000 people and seven colleges and universities. With strong connectivity in interstate highways, rail, and air, the city has a robust manufacturing presence. More than 200 internationally-based firms have a presence in Greensboro.

## COMPANIES LOCATED IN GREENSBORO



## ROADS

Five major interstates running through and around the city keep travel times low for commutes and heading out of town for work or weekend getaways.

## PORTS

Four port cities are within 285 miles of Greensboro, making access to the global marketplace easy for manufacturers and consumers alike.

## AIRPORTS

Piedmont Triad International Airport excels in getting you where you need to go without sacrificing convenience or customer service.

## PUBLIC TRANSIT

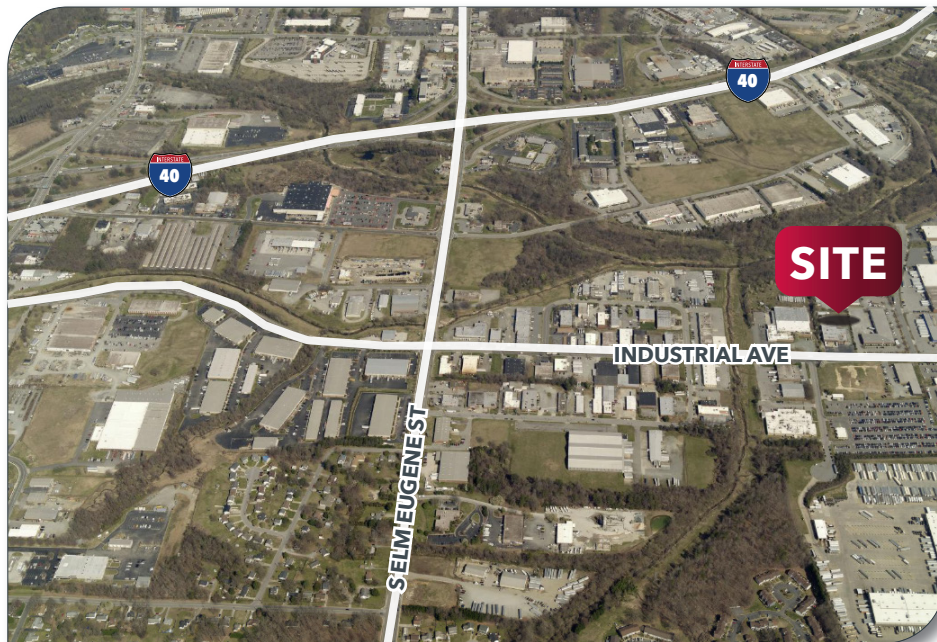
The Greensboro Transit Authority offers both public bus service and a specialized route for college students to make getting around easier than ever.

# DEMOGRAPHICS

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	1 MILE	3 MILES	5 MILES
Population (2025)	3,813	63,306	147,244
Daytime Population	7,485	65,532	190,294
Median Age	40.4	33.4	32.3
Average Household Income	\$63,972	\$62,187	\$74,711
Average Home Value	\$216,220	\$236,823	\$296,105



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