

SUBLEASE/LEASE
+/- 15,500 SF Manufacturing Warehouse



NAI Piedmont Triad

Commercial Real Estate Services, World Wide

510 CORLISS STREET
GREENSBORO, NC

PROPERTY *Overview*

PROPERTY SUMMARY

Address	510 Corliss Street
Total Building Size	+/- 15,500 SF
Space	2,850 SF Heated Warehouse 12,550 SF Conditioned Office & Manufacturing
Total Lot Size	1.98 Acres Fenced
Parking	27 Common Spaces
Access Points	Corliss Street & Randleman Road

BUILDING SPECIFICATIONS

Construction	Brick, Metal, Standing Seam Metal Roof
Ceiling Height	18' Eave, 21' Ridge
Building Depth	150'
Column Spacing	29' x 30'
Lighting	LED
Bathrooms	4

LOADING & LOGISTICS

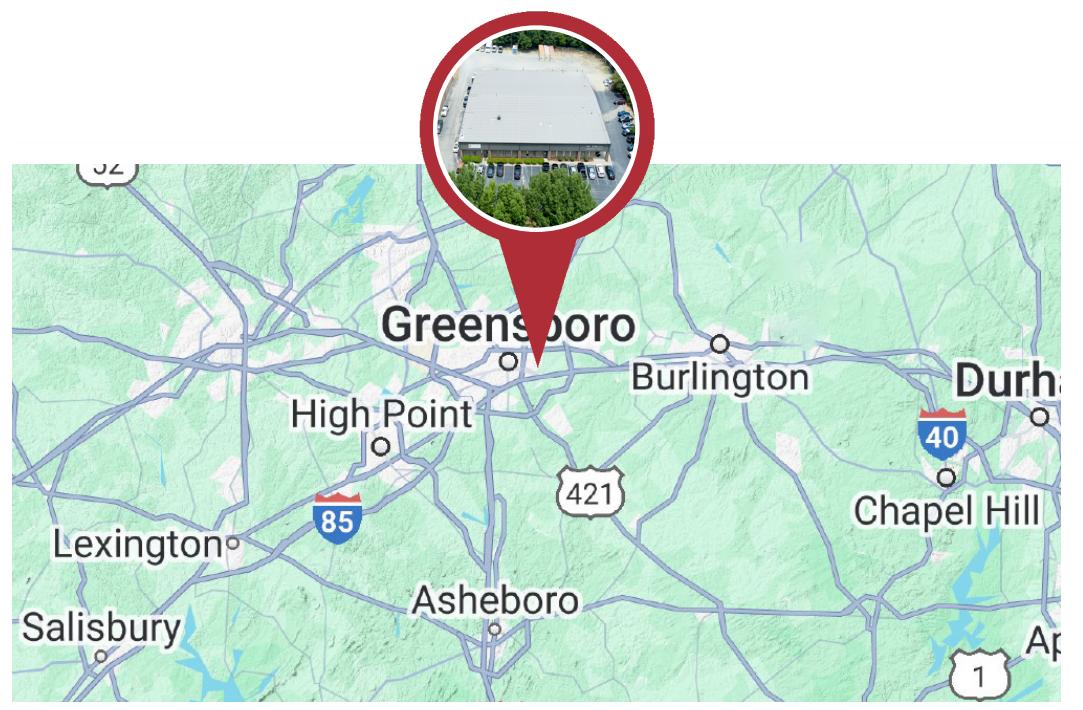
Truck Height Doors	1 (8'x10') 1 (7'x10')
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LOCATION & ADVANTAGES

Prime Positioning:	1/2 Mile from I-40/85
Property Condition:	Very well-maintained

ASKING PRICE

Sublease Price	\$8.25/SF NNN
TICAM Range	\$1.03/SF



PROPERTY *photos*

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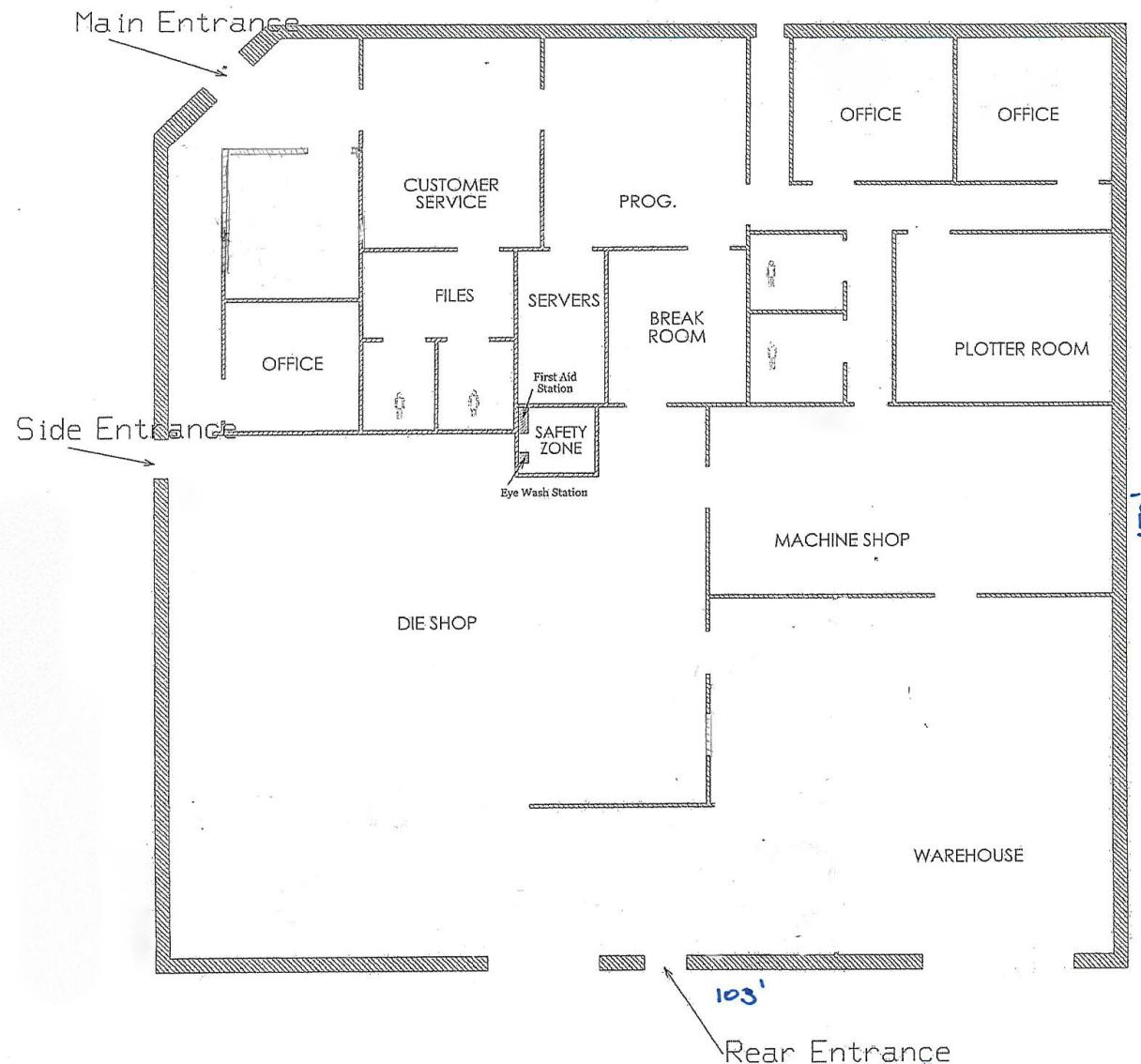
Front



Back



FLOOR plan



REGIONAL *map*

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BROKERAGE DEVELOPMENT INVESTMENTS

FOR MORE INFORMATION, CONTACT:

DAN PIERCE, SIOR
BROKER
336.294.8900
dpierce@naipt.com

348 N. Elm Street • Greensboro, NC 27401 • naipt.com

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