

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

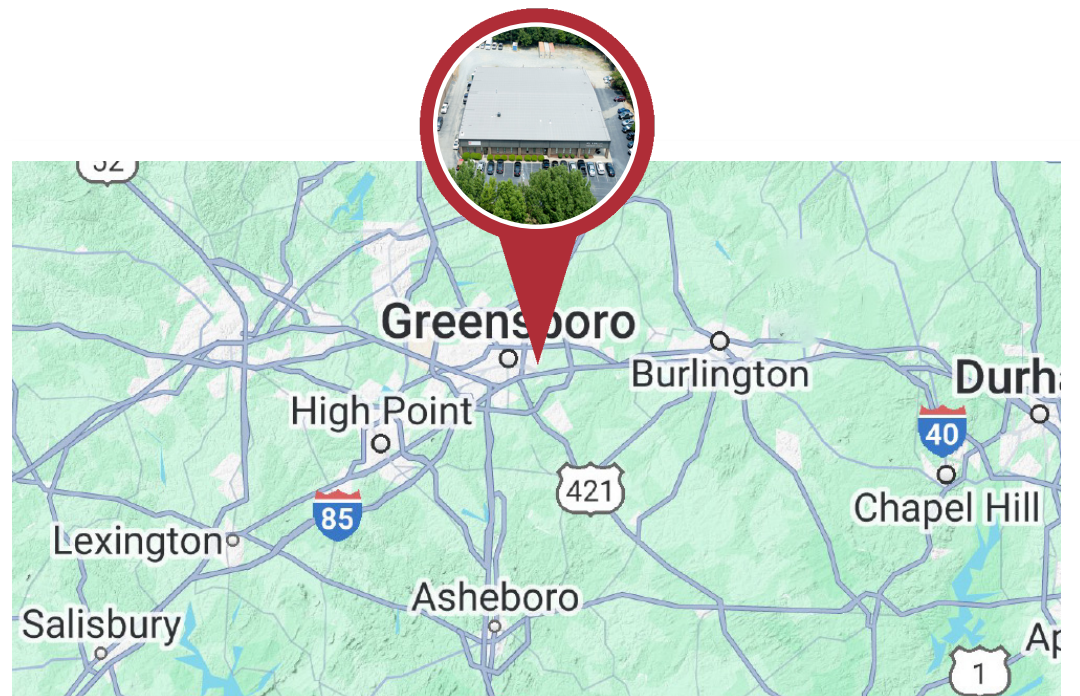
Truck Height Doors	1 (8'x10')
	1 (7'x10')

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*

NAI Piedmont Triad
Commercial Real Estate Services, World Wide

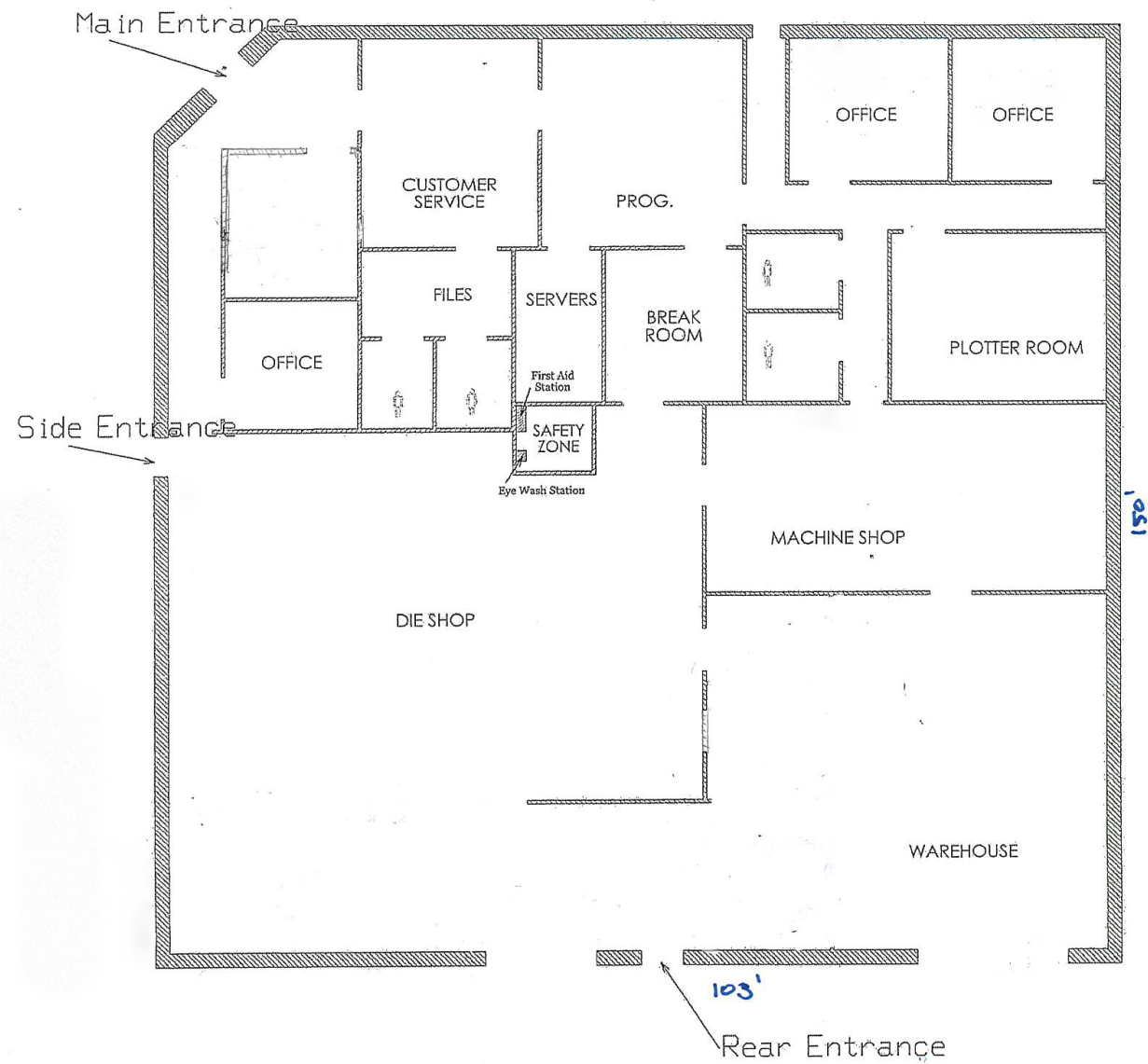
Front



Back



NAI Piedmont Triad
Commercial Real Estate Services, World Wide



REGIONAL *map*

NAI Piedmont Triad
Commercial Real Estate Services, World Wide





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

The information contained herein is deemed reliable but is not guaranteed. NAI Piedmont Triad makes no warranties or representations regarding the accuracy, completeness, or reliability of the information. All parties are encouraged to independently verify all details, including but not limited to property condition, terms, and financial projections. Prices, terms, and availability are subject to change without notice.

