



EST. 1960

(336) 379-8771 | www.bipinc.com



2103 & 2401 Sullivan Street
Greensboro, NC 27405



Contact:

Ryan Eversole, Broker, Realtor
reversole@bipinc.com
P: 336-544-8010
C: 336-420-8002

FOR SALE - Heavy Industrial
32,800 +/- SF
Includes 0.53 adjacent lot

2103 & 2104 Sullivan Street
Greensboro, NC 27405
FOR SALE: \$1,585,000

PROPERTY OVERVIEW

Prime Heavy Industrial opportunity for Investor or End User. Located in an Opportunity Zone. New roof. Great clear height, with some natural lighting in the ceiling structure. Formerly operating as a commercial linen service. Heavy power, water and gas to accommodate just about any industrial operation. One owner since 2005. The building is very well cared for and in great condition. Included in sale is the adjacent 0.53 acre lot. Easy access to Hwy 29, 70, I-40, I-85 and I-840.



Total Square Footage: 32,800+/- SF

Zoning: HI

Roof: 2 years old

Acreage: 0.59 +/- acres & 0.53 +/- adjacent lot

Parking: 12 spaces

Ceiling Height: 24.5' at eaves; 29.2' at peaks

Year Built: 1943 **Renovated:** 2006

Dock Doors: 1 dock high door & 2 drive-in doors

Power: 120-600v 3p

POPULATION



1 Mile	3 Miles	5 Miles
12,361	77,892	160,706



AVERAGE HH INCOME

1 Mile	3 Miles	5 Miles
\$27,899	40,396	\$67,971

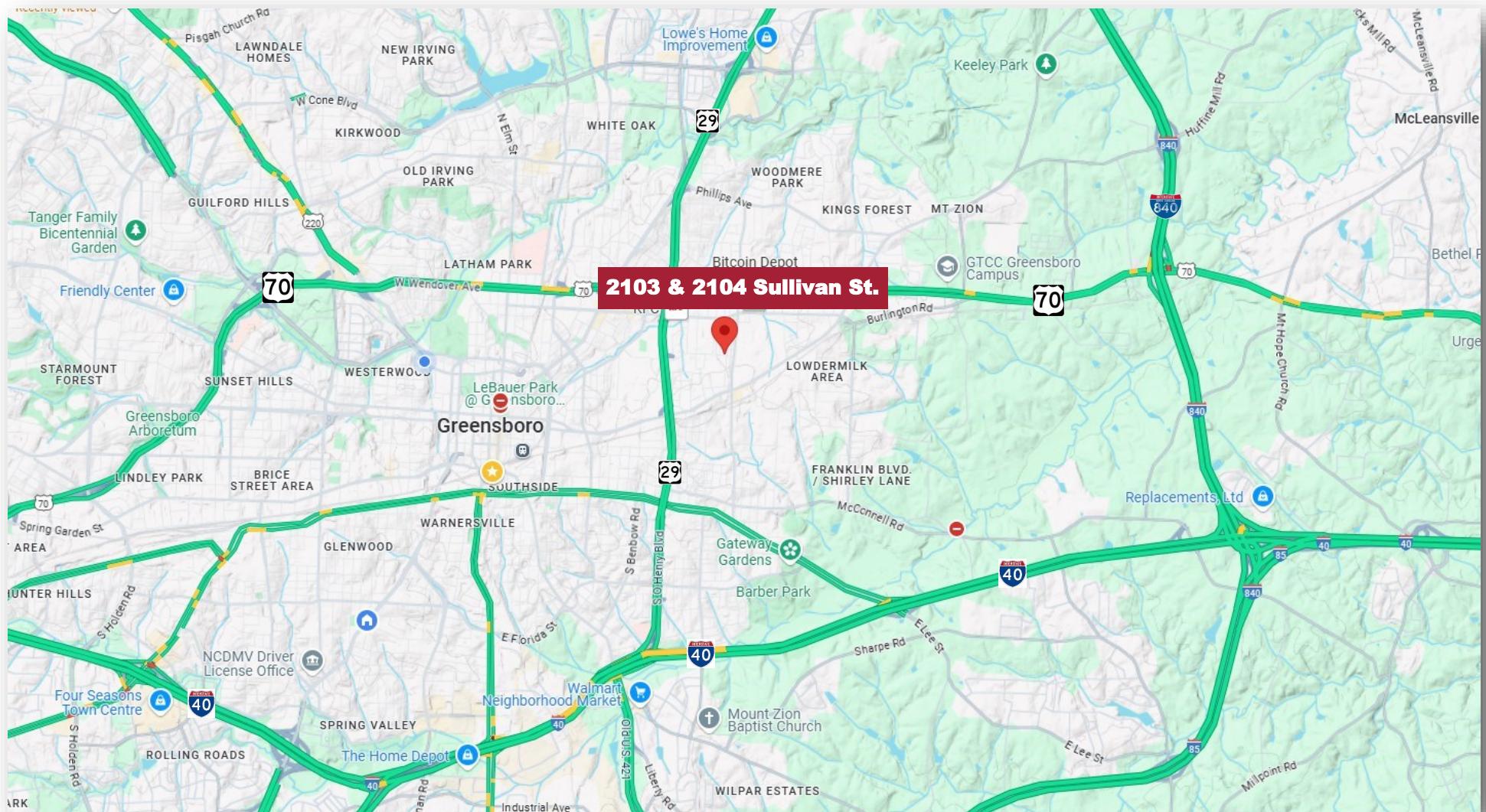


TRAFFIC

Sullivan Street & English Street

9,214 Vehicles Per Day





1007 Battleground Avenue, Suite 401, Greensboro NC 27408

The statements and figures herein while not guaranteed are secured from sources believed to be authoritative. This offering is subject to change of price, prior lease or sale and or withdrawal without notice. Prospects should verify all information.