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600 Tipton Place
Greensboro, NC 27406

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FOR LEASE- Heavy Industrial
6,750 +/- SF
\$10.50/SF Modified Gross
\$5,906.25 /month

600 Tipton Place Greensboro, NC 27406

FOR LEASE

Rare leasing opportunity for a one-of-a-kind Heavy Industrial property with ten drive-in doors. Property is just off Gate City Boulevard and is walkable to Downtown Greensboro. Exceptionally clean property with recent renovations including new flooring and paint in office and breakroom, LED lighting, water heater, roof, and HVAC system. Air compressor lines and paint booth in place. Adjacent lot can be fenced and graveled for additional cost. Contact Broker for a tour!



KEY FEATURES

Prime Location: Situated just off Gate City Boulevard and adjacent to major thoroughfares which lead to I-85/I-40. Convenient to Downtown Greensboro, major retailers, and interstate systems.

Efficient Layout: Exceptionally clean interior with separate waiting room/ lobby and break room. Ten grade-level Drive-in doors make accessing the shop area a breeze. Paint booth in place.

Well Maintained: Owners have meticulously maintained this property with recent renovations including new roof, HVAC, water heater, LED lighting, flooring, paint, and much more.

Turn-Key Condition: This property is move-in ready, offering a polished environment that requires minimal upfront investment for a new occupant.

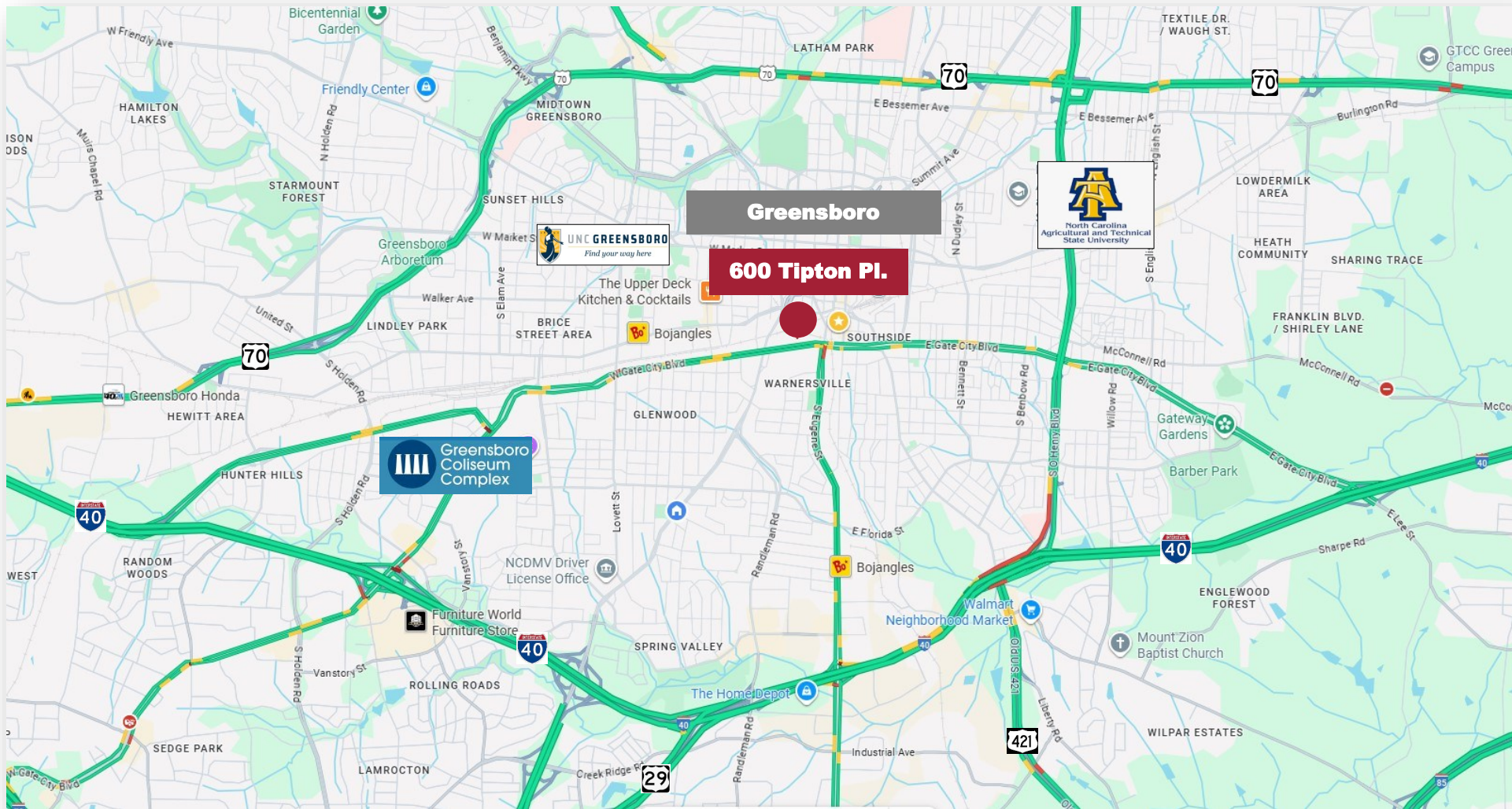
PROPERTY DETAILS

- Property Address: 600 Tipton Place, Greensboro, NC 27406
- Parcel ID: 1472 (Guilford County)
- Square Footage: 6,750 +/-
- Lease Rate: **\$10.50/ SF Modified Gross**
- **Monthly Rent: \$5,906.25**
- Zoning: Heavy Industrial (HI)
- Drive-In's: (1) 10'x12' (2) 9'x10' (7) 10'x10'
- HVAC: 1 Unit replaced 2024 (Office); Gas Pack heat in Warehouse
- Roof: Metal; replaced 2024
- Clear Height: Varies throughout
- Restrooms: Two (One in Office; One in Warehouse)









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.