

TWO INDUSTRIAL BUILDINGS WITH OUTSIDE STORAGE  
AVAILABLE FOR LEASE

407 NORWALK ST & 717 CAMANN ST  
GREENSBORO, NORTH CAROLINA

AVISON  
YOUNG



# EXECUTIVE SUMMARY

## 717 CAMANN STREET & 407 NORWALK STREET

Position your business for success with two versatile industrial properties featuring valuable outdoor storage capabilities at 407 Norwalk Street and 717 Camann Street. Offering a combined  $\pm 58,217$  SF, these facilities provide flexible leasing options for tenants seeking efficient warehouse, distribution, manufacturing, or contractor yard space. The properties may be leased individually or together, allowing users to scale operations based on their specific needs.

407 Norwalk Street features approximately 41,750 SF, while 717 Camann Street offers  $\pm 16,467$  SF. Both properties provide functional industrial layouts with outdoor storage opportunities ideal for equipment, fleet vehicles, materials, or container storage. Conveniently located with excellent accessibility, the sites offer a unique opportunity for tenants seeking a combination of warehouse space and secured yard area in a highly functional industrial setting.



717  
Camann Street



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# PROPERTY OVERVIEW

717 CAMANN STREET, GREENSBORO, NC



## BUILDING SPECIFICATIONS

Address	717 Camann Street	Zoning	LI - Light Industrial
City	Greensboro	FAR	12.5%
State	North Carolina	Clear Height	16'
Zip Code	27407	Drive-In Doors	14 total (7 bays)
Total Building SF	±16,467 SF	County	Guilford
Available SF	±16,467 SF	Market	Greensboro/Winston-Salem
Office SF	±2,700 SF	Submarket	Central Guilford County
Lot Size	±3.01 acres (flexible acreage)	Lease Rate	Contact Broker for Pricing
Year Built	1986		

# FLOOR PLAN

717 CAMANN STREET, GREENSBORO, NC

## INDUSTRIAL FOR LEASE

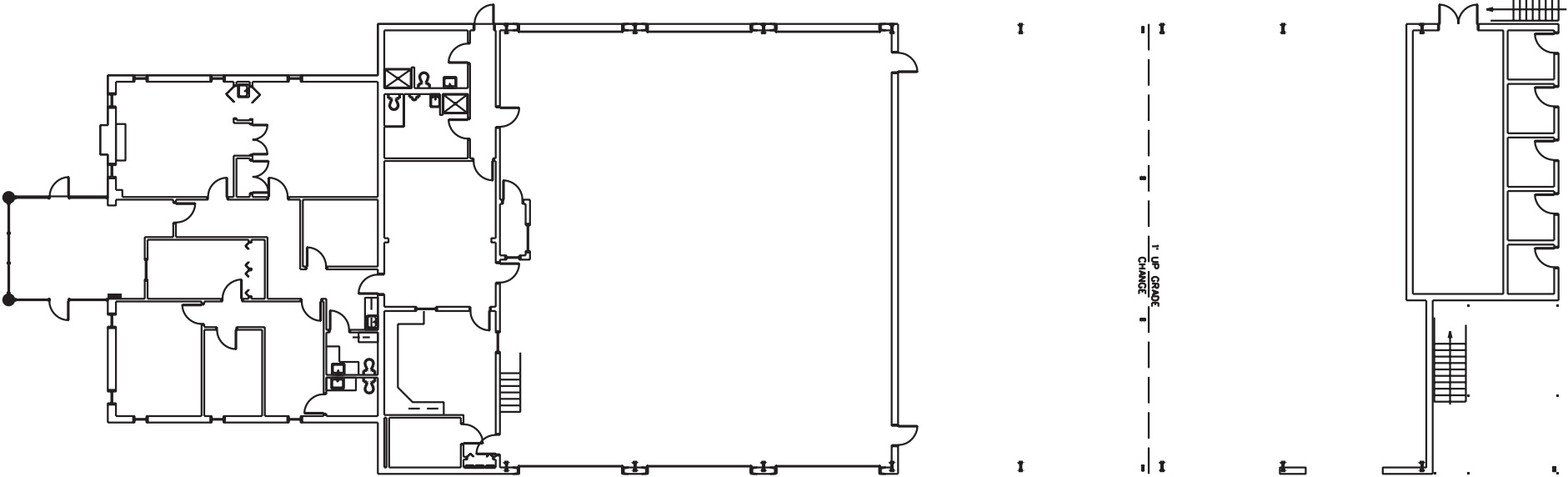
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Building SF	±16,467 SF
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Available SF	±16,467 SF
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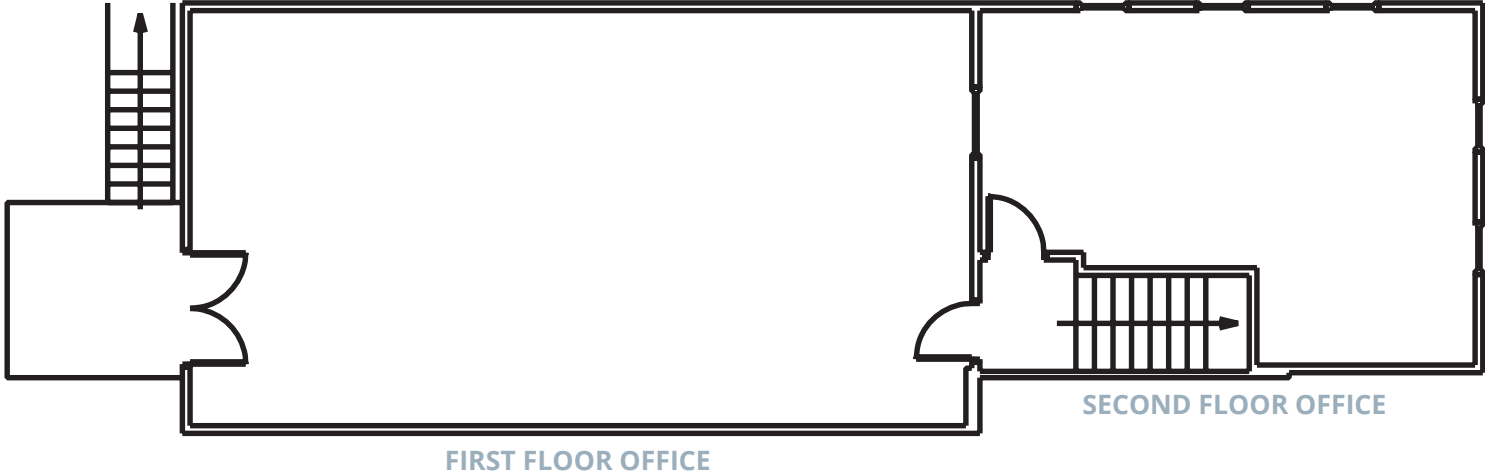


# FLOOR PLAN

717 CAMANN STREET, GREENSBORO, NC

## INDUSTRIAL FOR LEASE

Office SF ±2,700 SF





GAA CLASSIC CARS AUCTION

SENSORY ANALYTICS

CAPITAL ELECTRIC

BLAND LANDSCAPING CO.

GREENSBORO COLLISION CENTER

# PROPERTY PHOTOS

717 CAMANN STREET, GREENSBORO, NC



CONCRETE APRONS



PAVED LOT



# PROPERTY PHOTOS

717 CAMANN STREET, GREENSBORO, NC



# 407

Norwalk Street



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# PROPERTY OVERVIEW

407 NORWALK STREET, GREENSBORO, NC



## BUILDING SPECIFICATIONS

Address 407 Norwalk Street

City Greensboro

State North Carolina

Zip Code 27407

Total Building SF ±41,750 SF

Available SF ±41,750 SF

Lot Size ±3.15 acres

Year Built 1973

Zoning LI - Light Industrial

Clear Height 14' - 16'

Drive-In Doors 8 total

Dock Doors 3 total (1 front, 2 side)

County Guilford

Market Greensboro/Winston-Salem

Submarket Central Guilford County

Lease Rate Contact Broker for Pricing

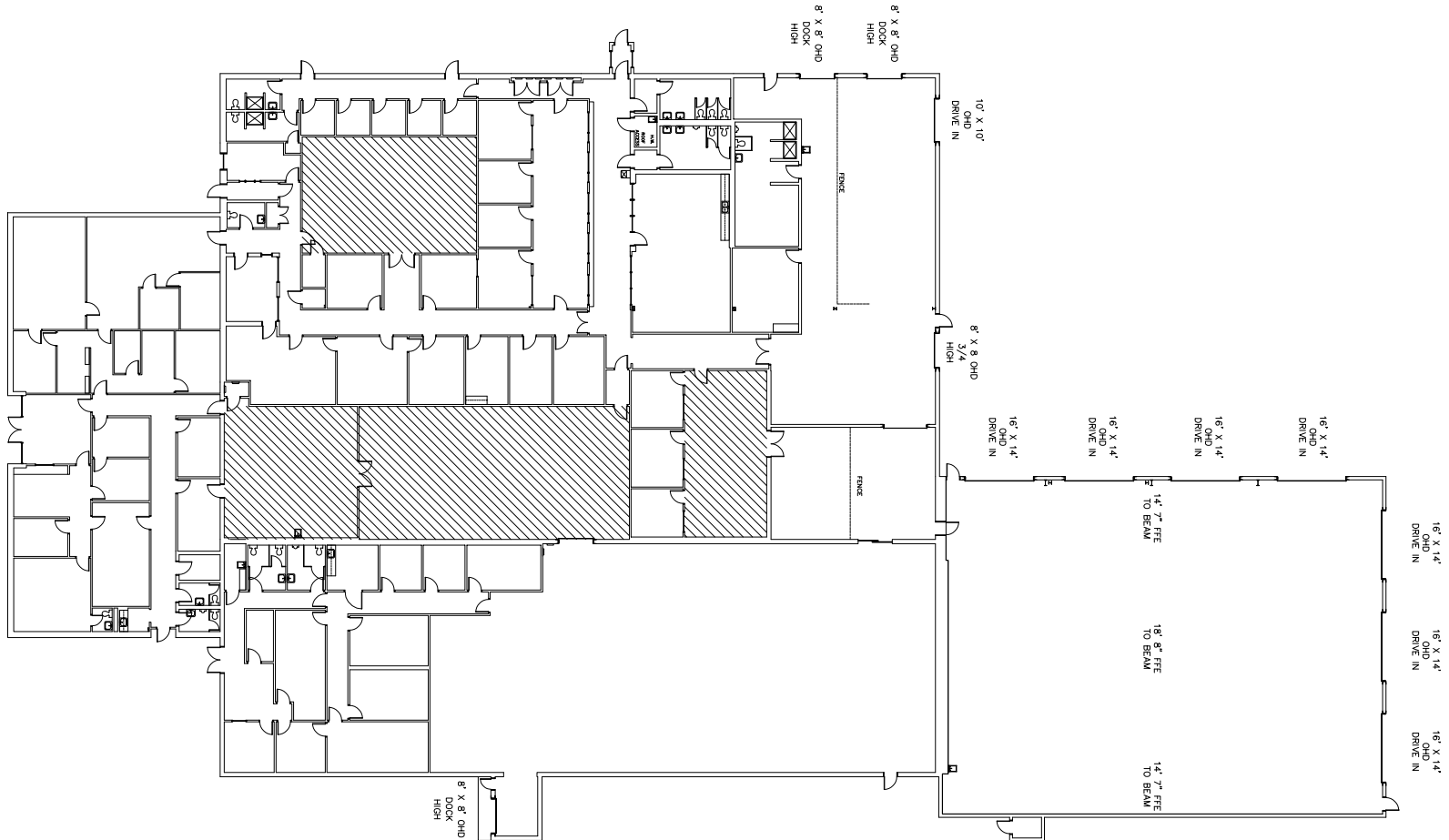
# FLOOR PLAN

407 NORWALK STREET, GREENSBORO, NC

## INDUSTRIAL FOR LEASE

Building SF ±41,750 SF

Available SF ±41,750 SF





Norwalk St

Norwalk St

# PROPERTY PHOTOS

407 NORWALK STREET, GREENSBORO, NC



CONCRETE APRONS



PAVED LOT



# PROPERTY PHOTOS

407 NORWALK STREET, GREENSBORO, NC



EXISTING INFRASTRUCTURE TO SUPPORT  
MAINTENANCE SHOP, OFFICE AND STORAGE



407 NORWALK STREET

717 CAMANN STREET

Norwalk St

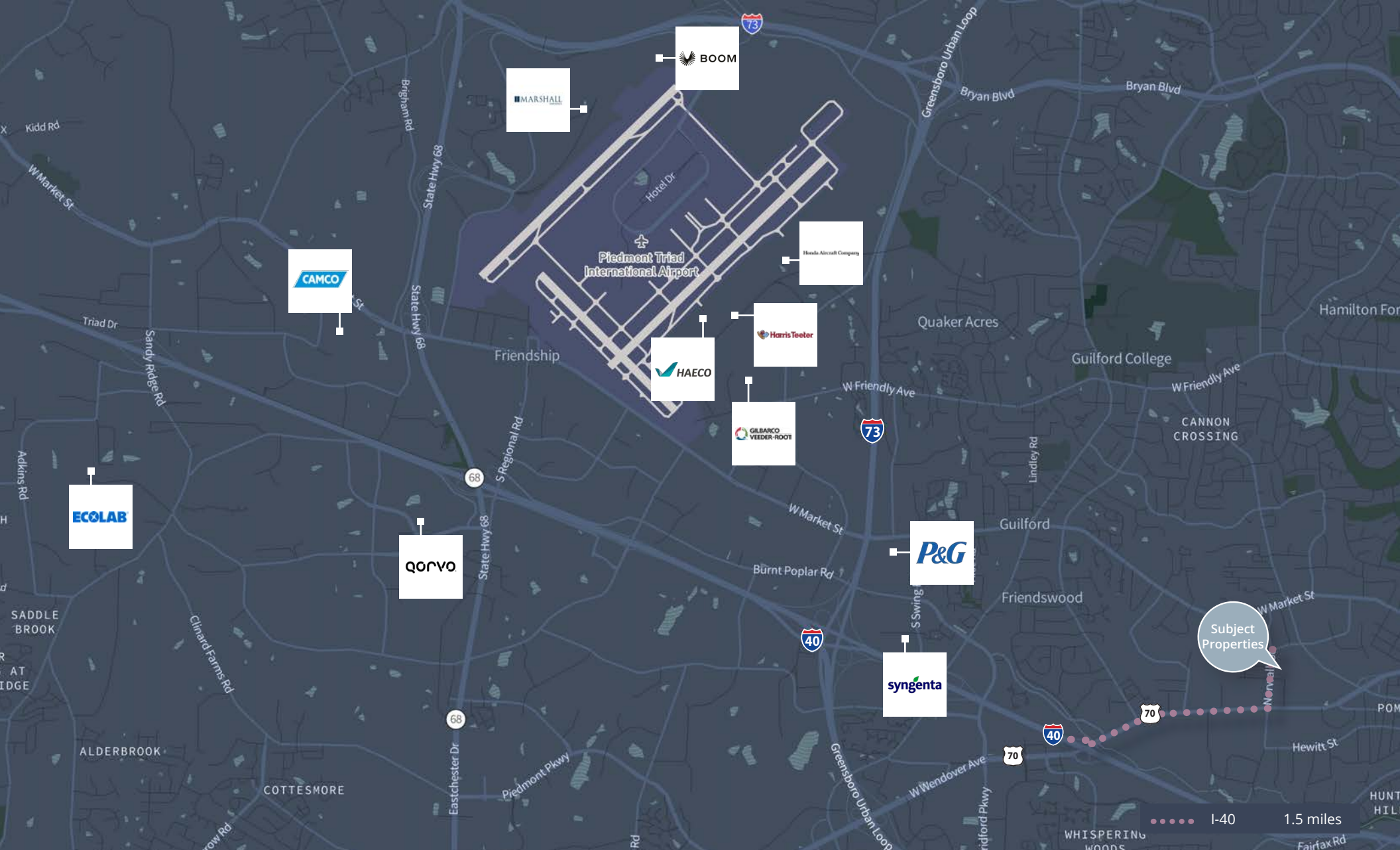
Norwalk St

Camann St

Camann St

# AREA OVERVIEW

717 CAMANN STREET & 407 NORWALK STREET



# For more information on this offering, please contact:

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