

944 S. Elm Street

Greensboro, North Carolina 27406

Industrial/Warehouse Space with Fenced-in Lot Near Downtown Greensboro



Property Overview

- + **Available Space:** ±12,400 SF with ability to expand into 27,936 SF
- + **Lease Rate:** \$4.50/SF NNN
- + Fully heated warehouse/distribution space with fenced in truck court
- + 3 dock high doors & 1 oversized drive-in door
- + Located in the Greensboro CBD with easy access to I-40 (3 Miles) and I-85 (11 Miles)



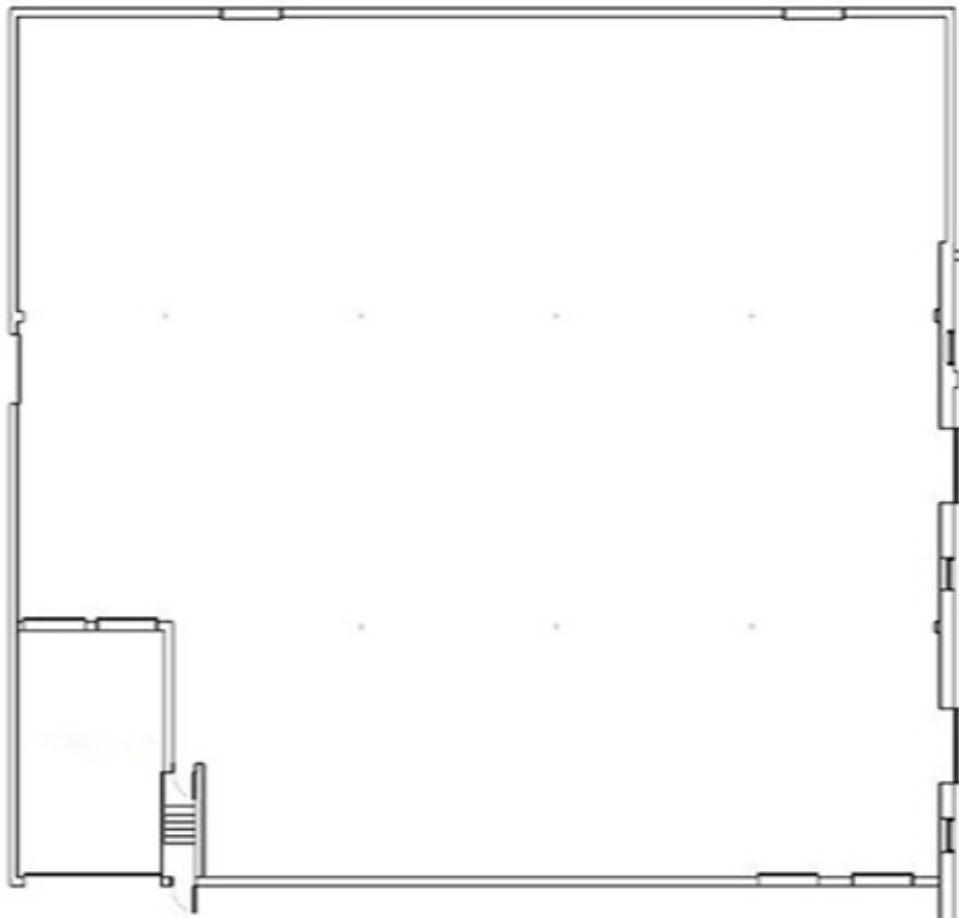
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For Lease

PROPERTY SPECIFICATIONS

Available Space	12,400 SF (expandable to 27,936 SF)
Dock High Doors	Three (3)
Drive-in Doors	One (1) Drive-in Storage Bay (8' x 10')
HVAC	Heated Warehouse
Lease Rate	\$4.50/SF NNN
Construction	Masonry
Clear Height	13' - 18'
Zoning	Light Industrial (LI)



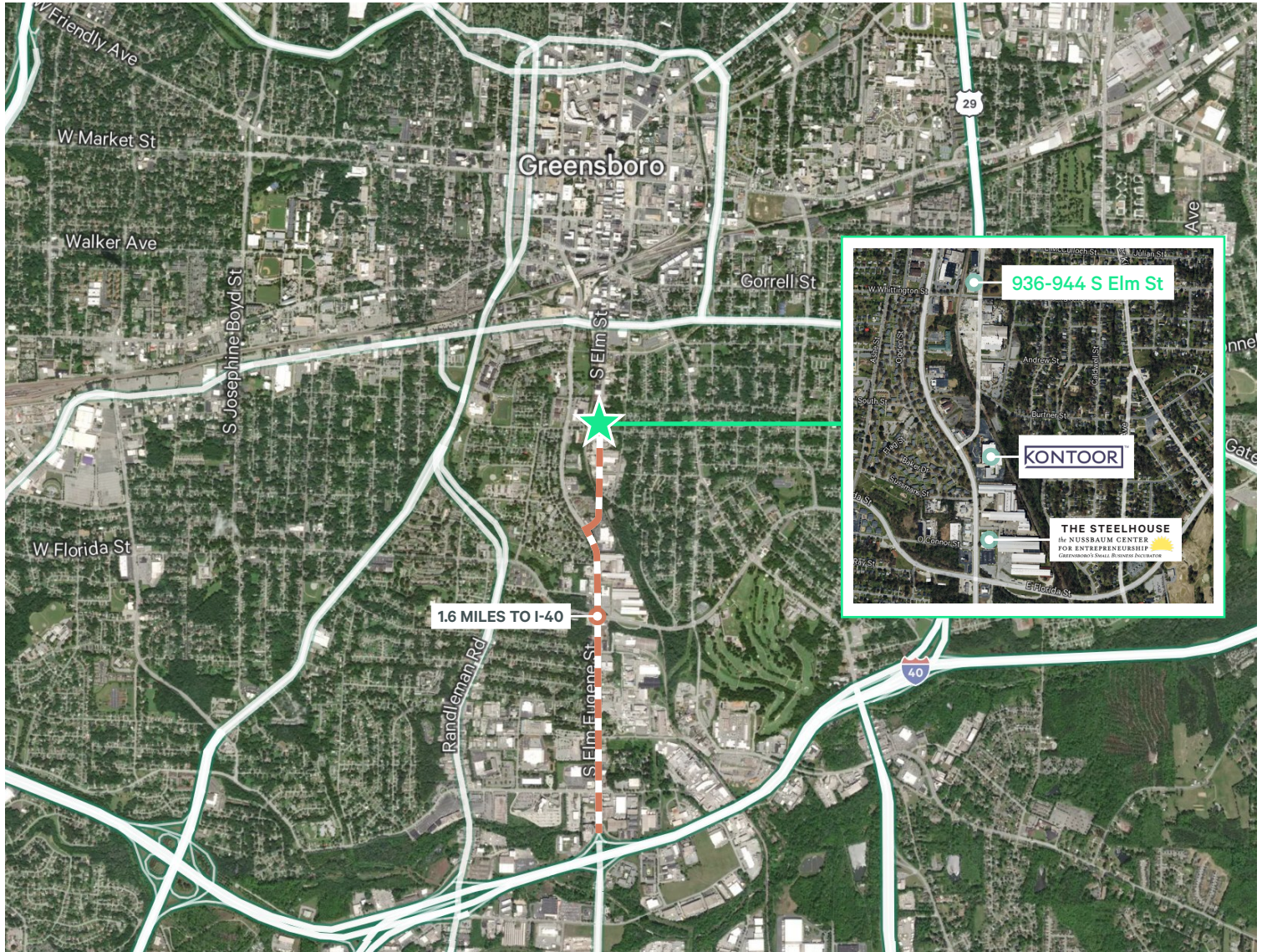
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Contact Us

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