



**3308, 3312, 3316 Sandy Ridge Rd**  
Colfax, North Carolina 27235

**Property Highlights**

- ±7.22 acres in Airport Area Ideal for IOS, Flex, or Potential Highway Commercial
- Current Zoning: LI and R-3
- City of Greensboro utilities
- Existing metal warehouse on site- ±7,000 SF
- Two month-to-month Tenants
- Rental house and rental shed on site
- 600 yards from I-40 and Sandy Ridge Road Interchange
- ±12,000 VPD (2023)

**SALES PRICE: \$2,000,000**



For More Information



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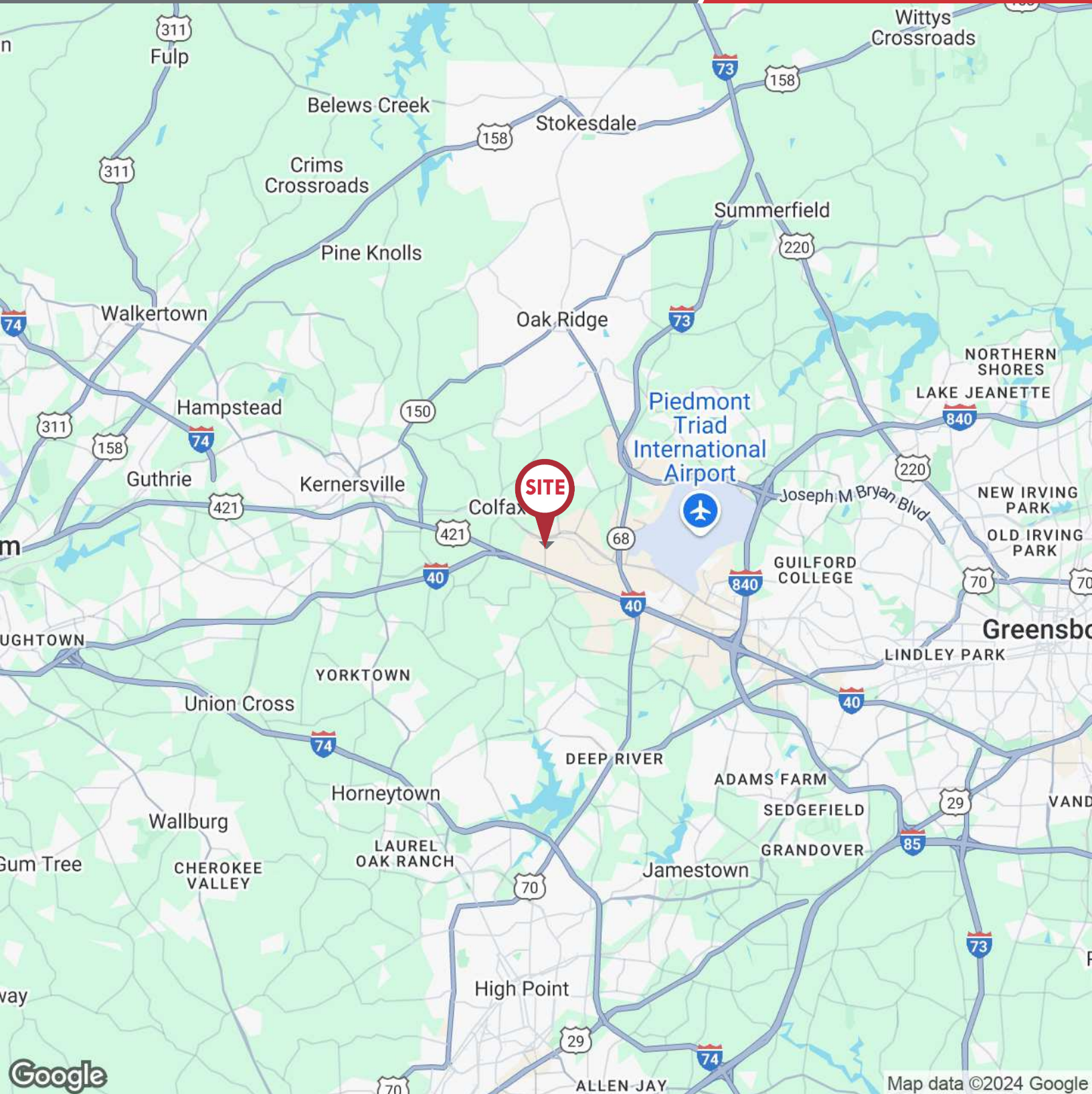


\*Boundary lines are approximate and not deemed final.

\*Blue lines indicate water lines and green lines indicate sewer lines.



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