

INDUSTRIAL/RETAIL
SHOWROOM & WAREHOUSE
**101 Industrial Avenue
Greensboro, NC 27406**



1007 Battleground Avenue, Suite 401
Greensboro, NC 27408
336-379-8771



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Suite 101

- Beautiful Industrial/Flex spaces
- Ideal for supply business, showroom or service oriented companies
- Shared Parking
- Nearby retail includes Home Depot, Grainger, other various retail shops
- Many other local/regional industrial businesses located in proximity including Greensboro Trane Supply, Triad Roofing Services, UPS, Alro Metals Outlet, Lee Spring
- Versatile warehouse/showroom space with 14' ceiling height
- Power: 480v - 3 phase
- Docks: 3 docks - 8' x 10' auto doors
- HVAC: Full conditioned space
- Lighting: LED lights
- Ceiling Height: 14' ceiling
- Lease Price: \$11 PSF TICAM: \$1.66

PROPERTY FEATURES

Location

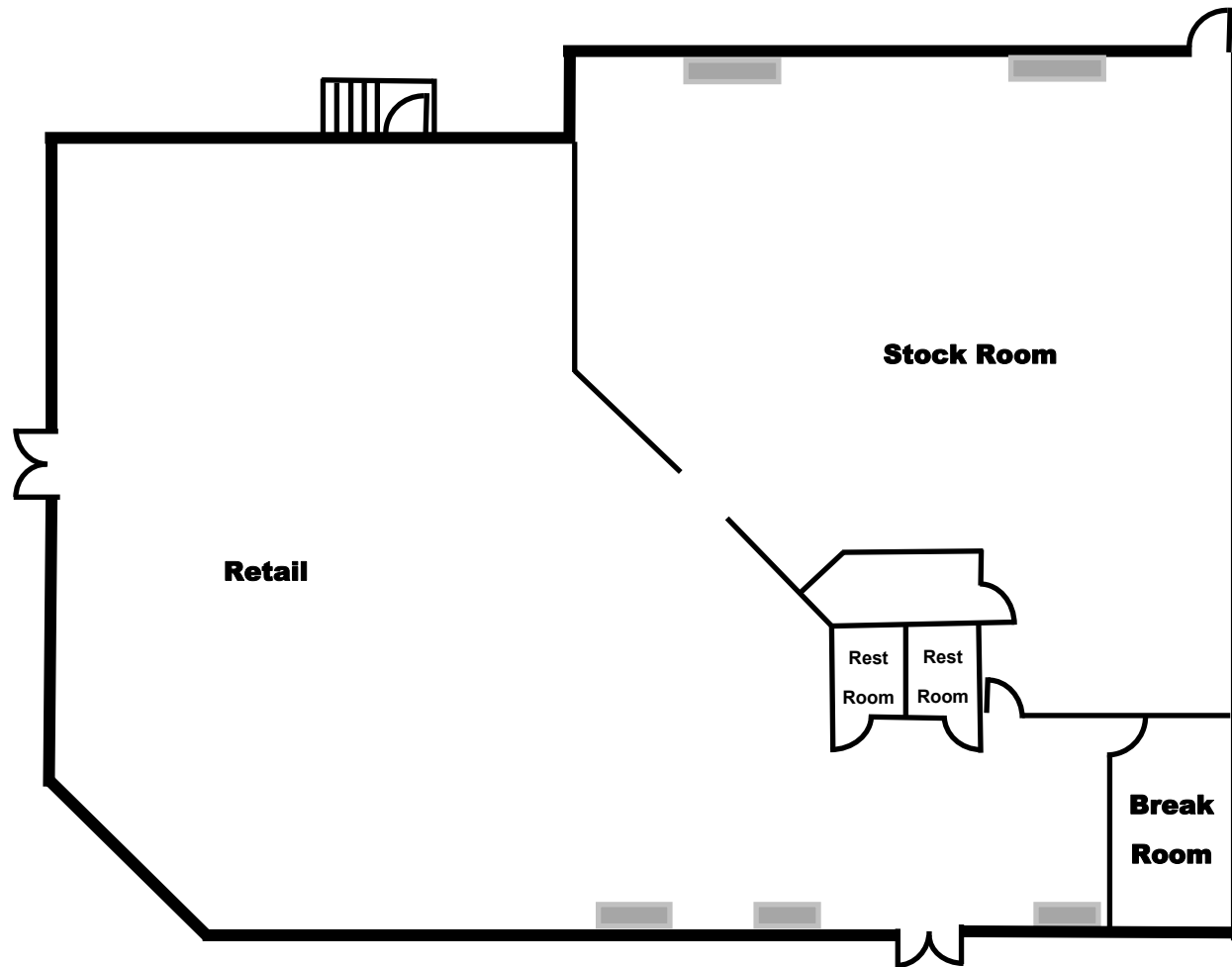
- This property is located in South Greensboro
- The site can be accessed easily from South Elm-Eugene Street and is convenient to I-40 and I-85
- UPS Distribution Center is nearby

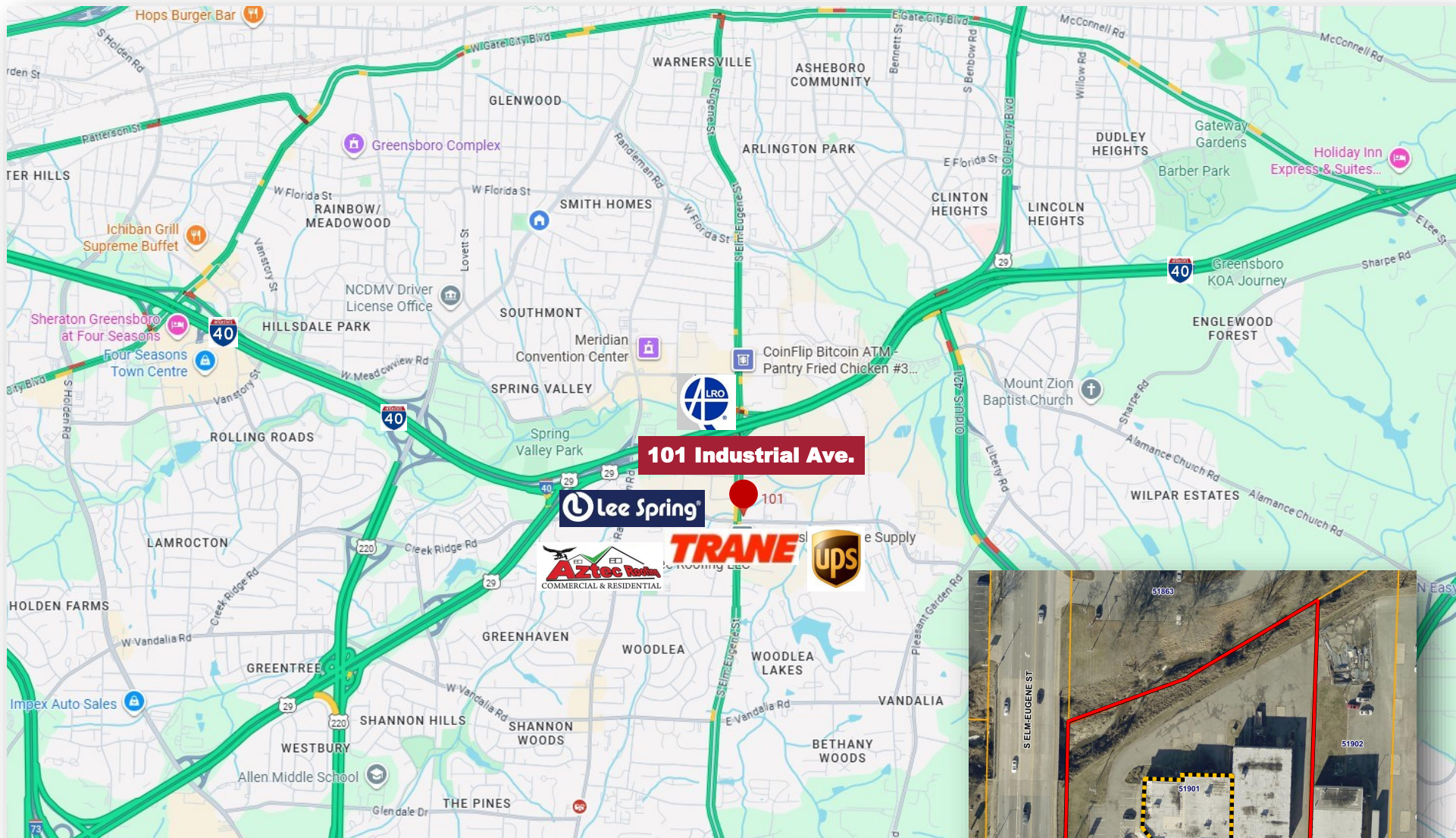
Potential Uses

- Industrial Showroom
- Sales Center
- Warehouse
- Supply Store
- Hardware
- Tools/Sales



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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.