

**FOR LEASE**

Retail/Industrial  
Showroom & Warehouse

INDUSTRIAL  
**101 Industrial Avenue**  
**Greensboro, NC 27406**



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## PROPERTY FEATURES

### 101 Industrial Avenue

- Beautiful Industrial/Flex spaces
- Ideal for supply business, showroom or service oriented companies
- Shared Parking
- Nearby retail includes Home Depot, Granger, other various retail shops
- Many other local/regional industrial businesses located in proximity including Outlaw Offroad, Crawl Space Ninja of the Triad, Cross Hose and Fitting, Alro Metals Outlet, Lee Spring

### Suite 101 - 8,181 SF

- Warehouse: 4,000 SF
- Showroom: 4,181 SF
- Office Space: one office (11' x 18')
  - Power: 480v - 3 phase
  - Docks: 3 docks - 8' x 10' auto doors
  - HVAC: Full conditioned space
  - Lighting: LED lights
  - Ceiling Height: 16' ceiling



*Showroom*



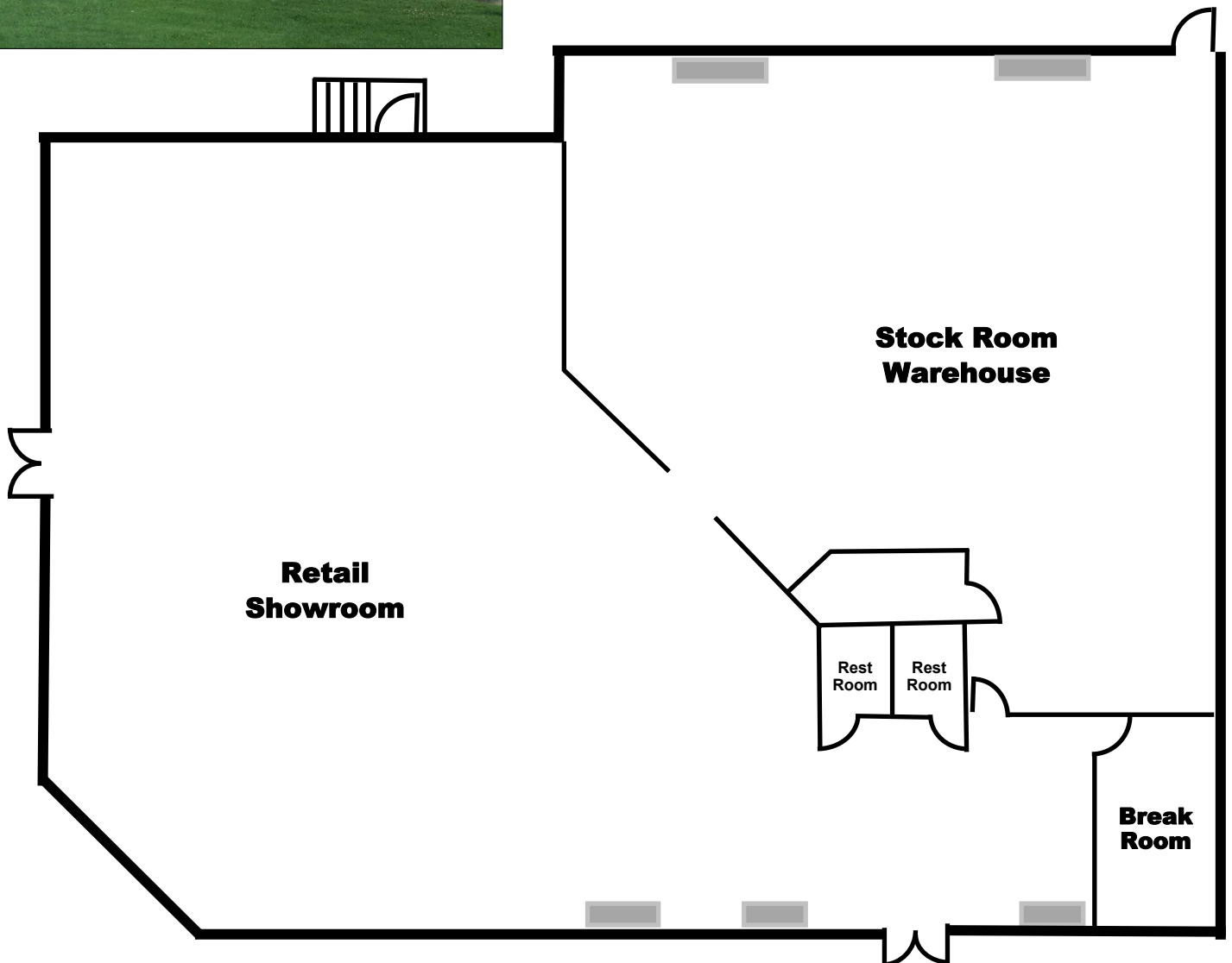
*Dock Doors*



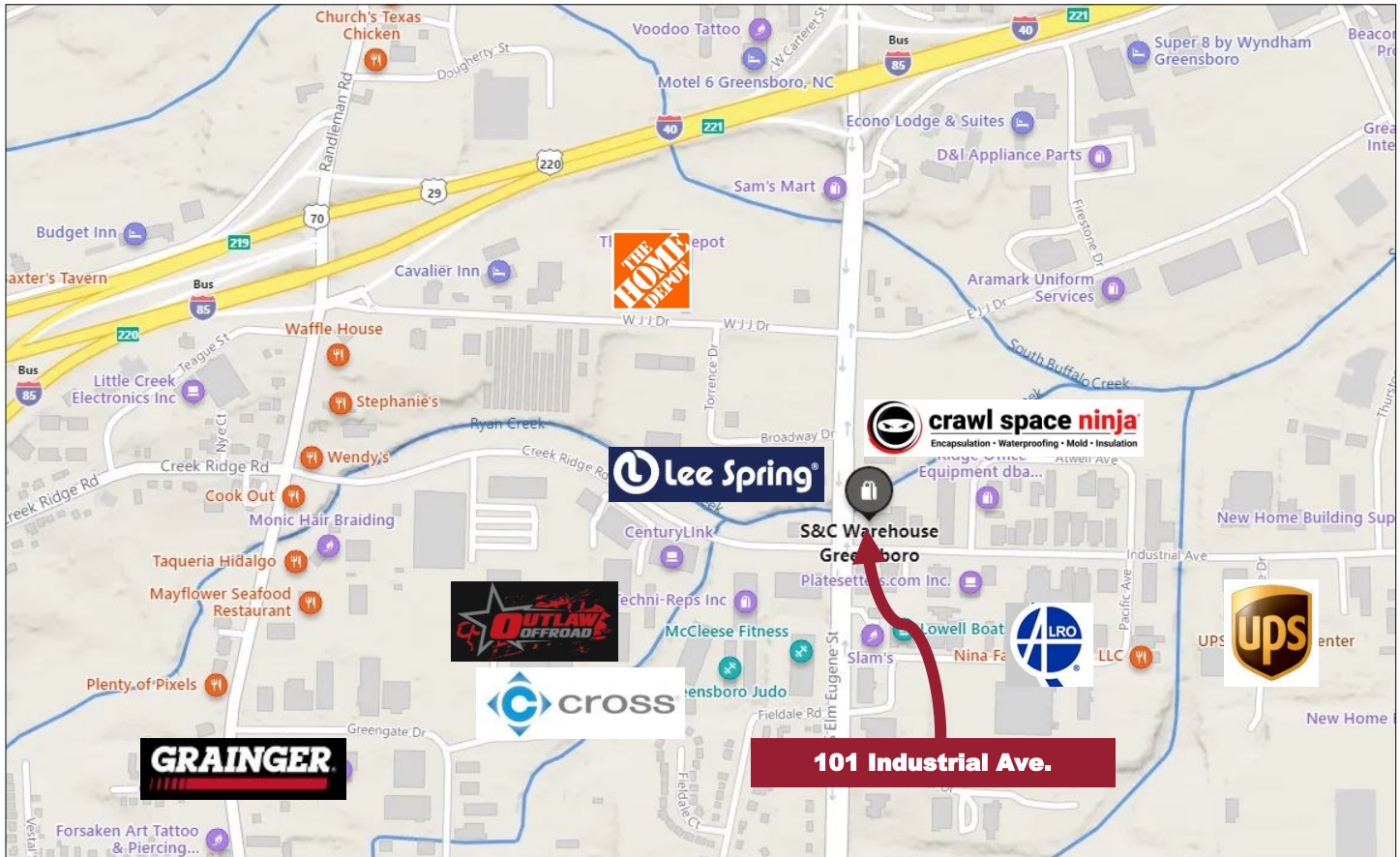
*Warehouse*



101 Industrial Avenue





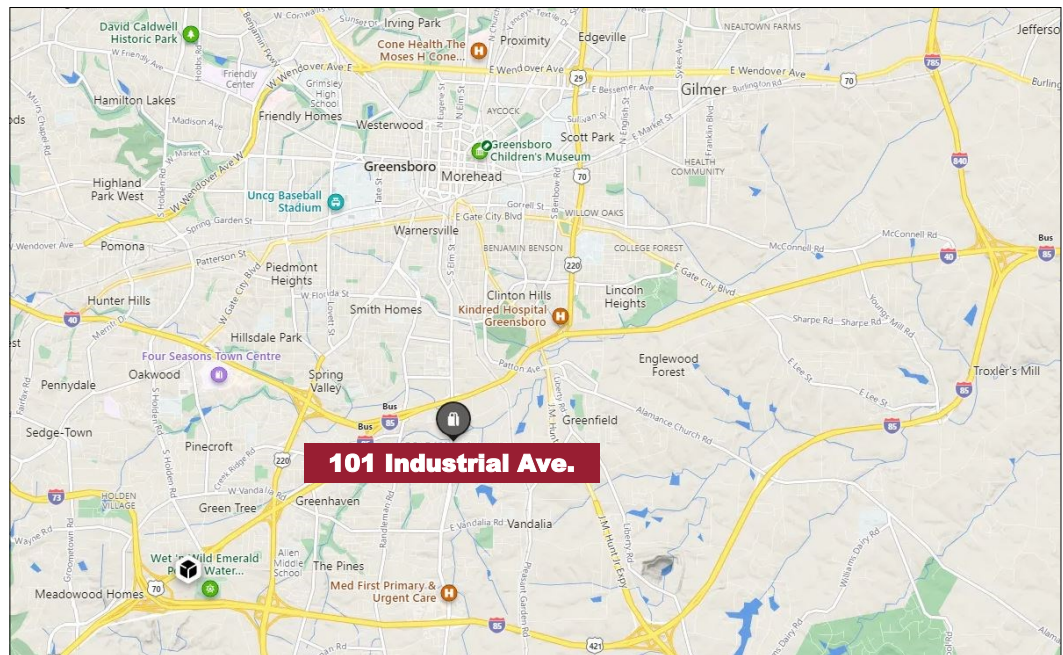


### Location

- This property is 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 nearby

### Potential Uses

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



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.