

**BUILDING FOR LEASE**  
***108-110 Longale Street***  
***Greensboro, NC 27409***



Atlantic Fasteners, Inc.

W. C. ROUSE & SON

110

108

108-110 Longale Street



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108-110 Longale Street  
Greensboro, NC 27409

**FOR LEASE**  
**\$10.25 - \$12.00 PSF**

Attractive all brick exterior flex building located on Longale Street off of W. Market Street. Half the building is office space and half is warehouse. Includes 1,600 SF mezzanine, two loading docks, 6 bathrooms plus additional owner/manager bath, security system, exterior counter entrance, sky lights in the warehouse and freestanding two-bay garage not included in total square footage.

SF Available: 4,440 SF to 8,880 SF

Ceiling height: 16 feet

Dock Doors: 2 (8' x 8')

550 SF out building with roll up door

Zoning: Industrial

Parking: 18 Spaces

Lease Rate: \$10.25 PSF to \$12.00 PSF



## POPULATION



1 Mile	3 Miles	5 Miles
9,996	71,136	161,635

## AVERAGE HH INCOME



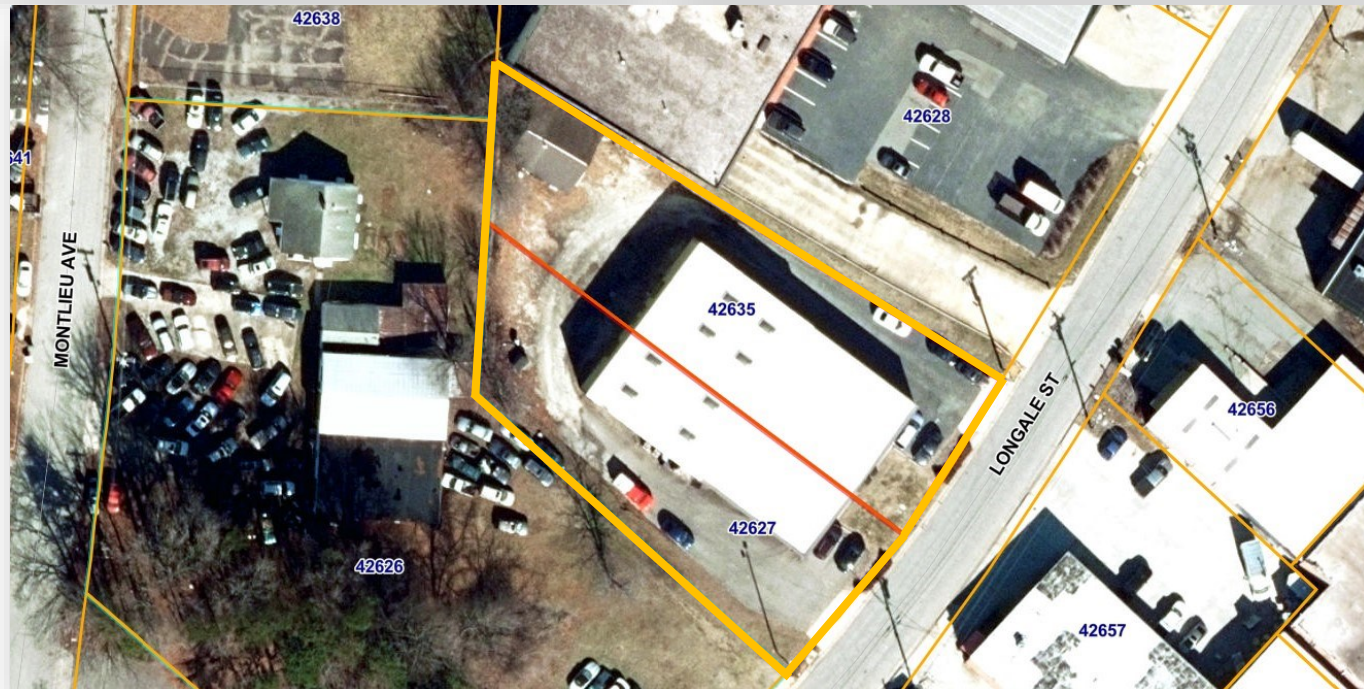
1 Mile	3 Miles	5 Miles
\$48,210	\$53,766	\$75,879

## TRAFFIC

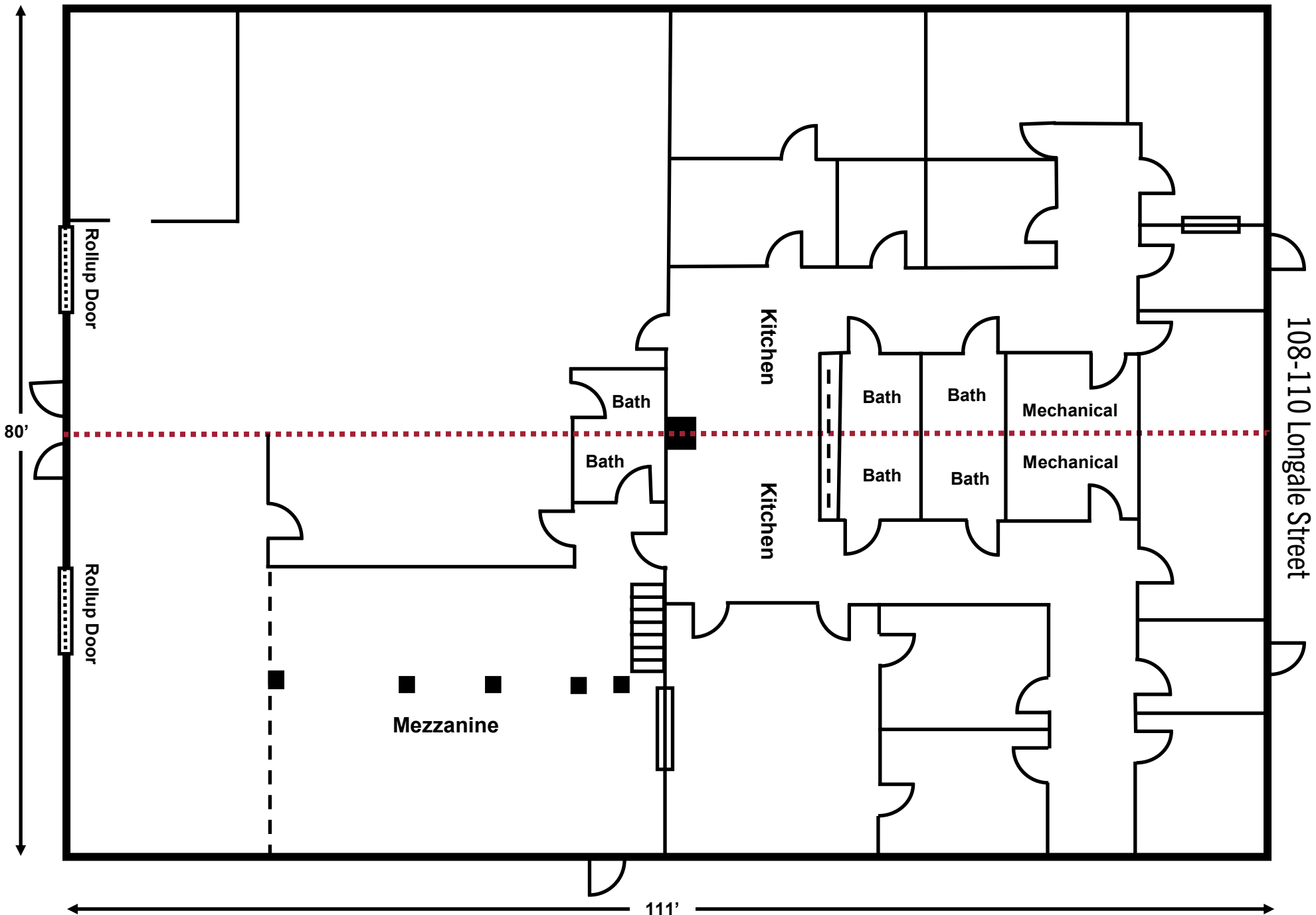


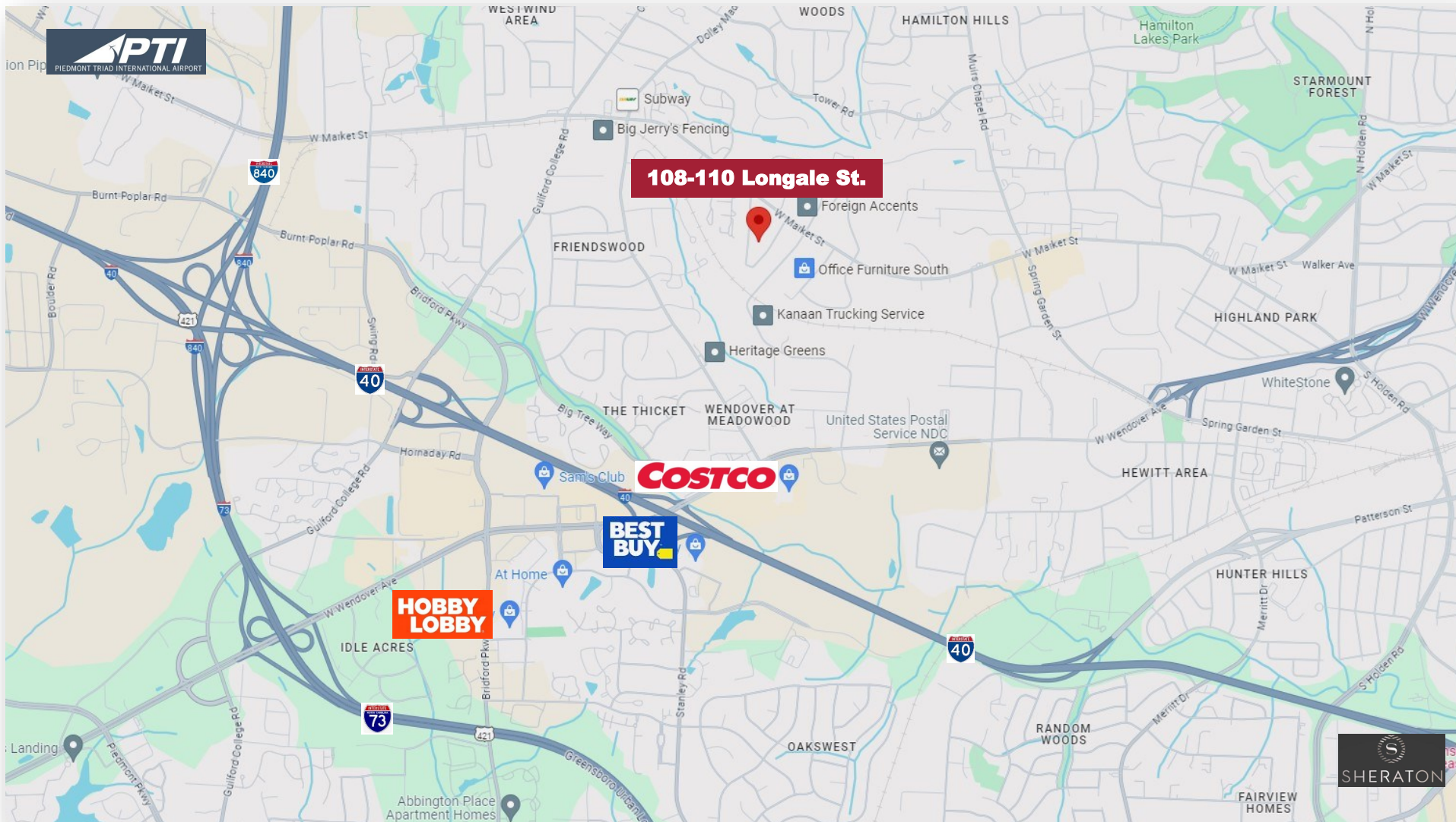
West Market Street
23,315 Vehicles Per Day











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