



(336) 379-8771 | www.bipinc.com

114 Carolyn Coleman Way
Greensboro, NC 27406

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FOR SALE - Light Industrial
5,000 +/- SF
\$495,000

114 Carolyn Coleman Way Greensboro, NC 27406

FOR SALE

- Free standing, 5,000 SF, single tenant, Investment Offering
- Ceiling Height: 16'
- Drive-in Doors: 2
- Zoning: Light Industrial
- Lease Structure: Modified Gross
- Tenant pays utilities and maintenance, Landlord pays taxes and insurance

About The Tenant

- Yellowstone Landscaping , in business since 1996
- Landscaping business services 20 states
- Tenant will stay if desired

Offering

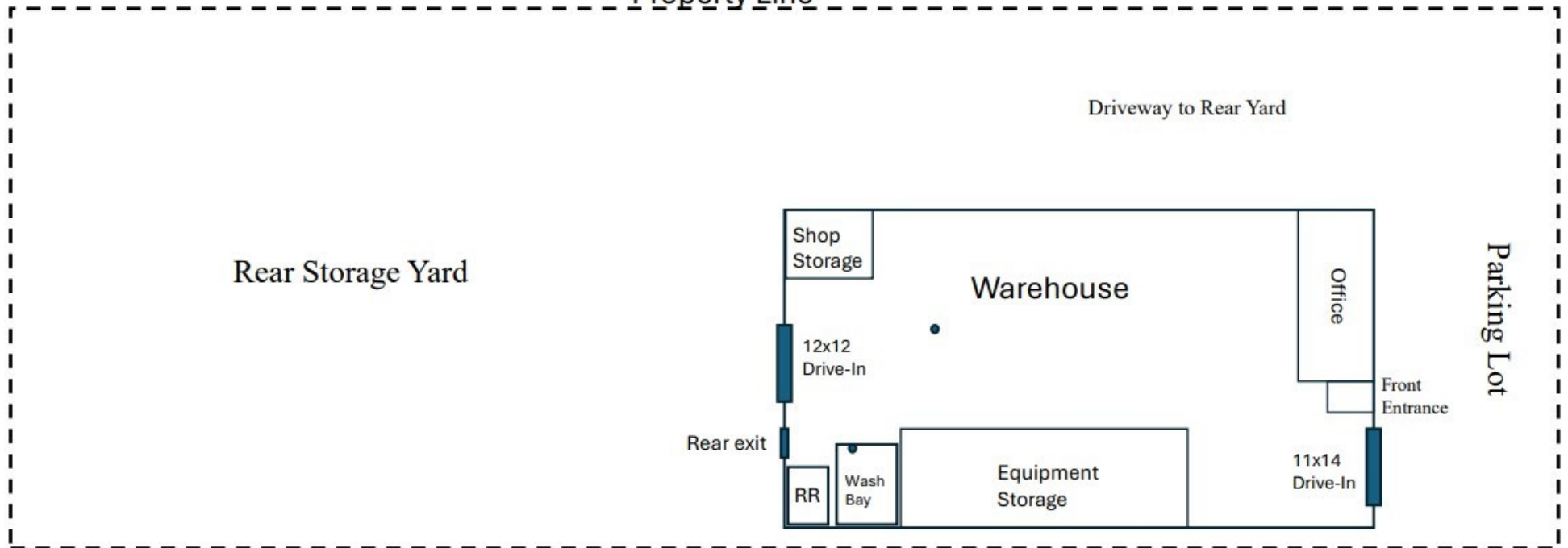
• Gross Income	\$37,200
• Taxes	\$ 3,392
• Insurance	\$ 2,333

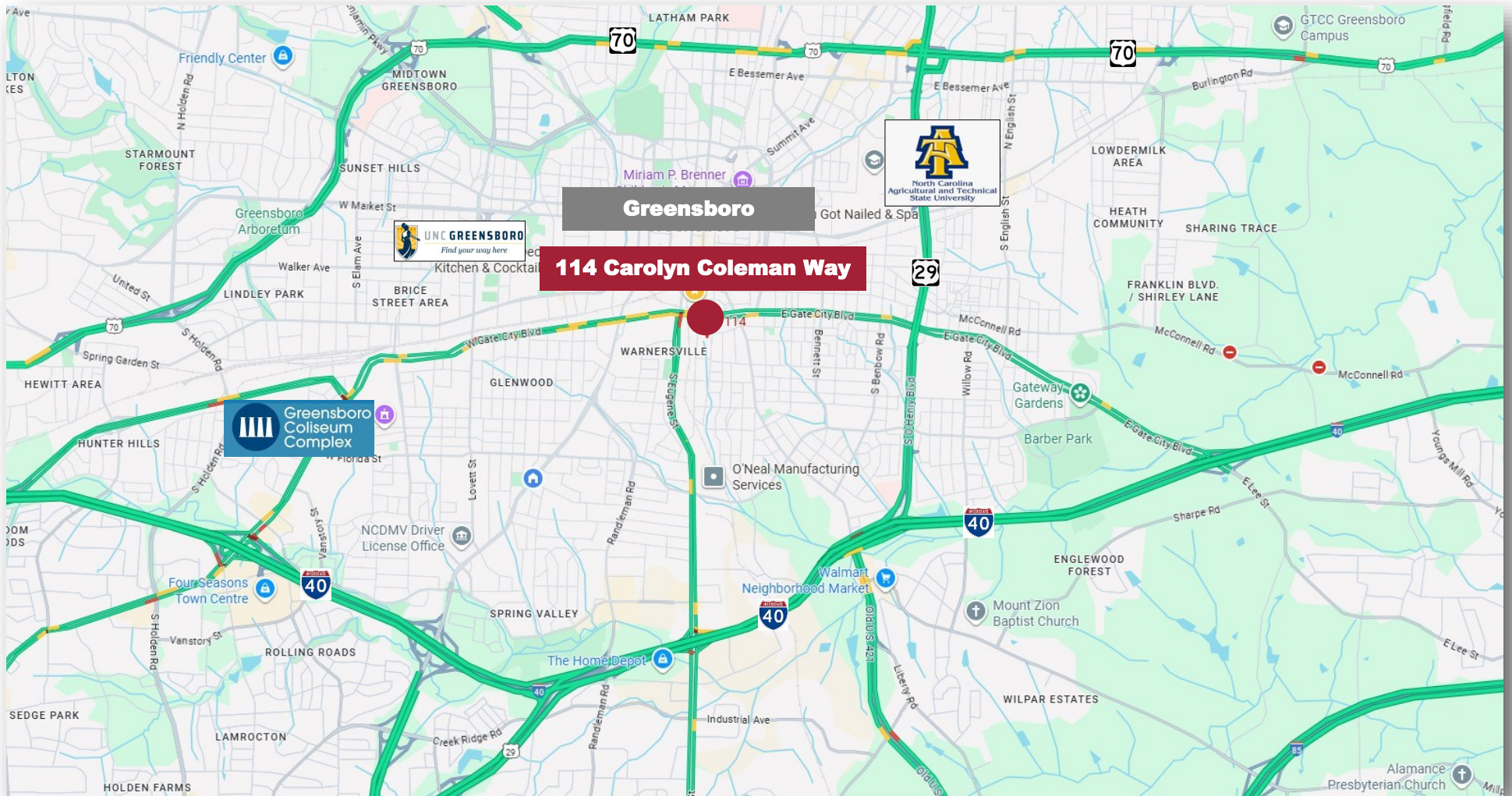
NOI	\$31,475
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Property Line





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.