

FOR SUBLEASE

1920 W. Gate City Blvd.
Greensboro, NC 27403
\$6.00 NNN



1007 Battleground Avenue, Suite 401
Greensboro, NC 27408
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1920 W. Gate City Blvd.

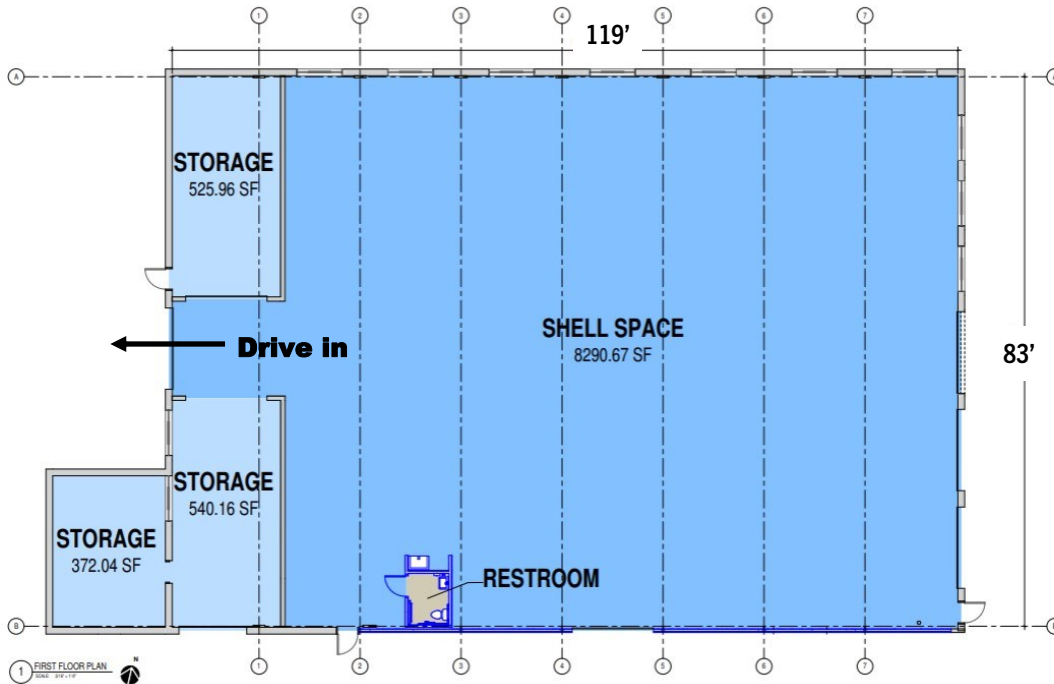
This 10,000 SF “Utility Building” is available for Sub-Lease. It was formerly the warehouse portion of a flex property and the offices have been removed. The power, water and front façade may possibly be restored pending a Sub-Lease agreement with a new Tenant.

An ideal user of the property will utilize the inside space only and some dedicated parking in front of the warehouse. The yard space is not available for use, except to move inventory in and out of the west-side drive-in door.

PROPERTY FEATURES

- Rent: \$6.00 PSF NNN (\$1.39)
- Term: 1 year minimum, up to October 30th, 2031
- Total Space: 10,000 SF
- Parking: dedicated parking at the front of the warehouse
- Zoning: HI
- Construction: Exterior brick and block
- Roof: Bowstring, wood and bar joist
- Ceiling Height: 16 feet clear
- HVAC: none

Located adjacent to Steel Hands Brewing Company and directly across the street from the Greensboro Coliseum Complex



POPULATION



2 Mile	5 Miles	10 Miles
41,417	207,261	393,500

AVERAGE HH INCOME



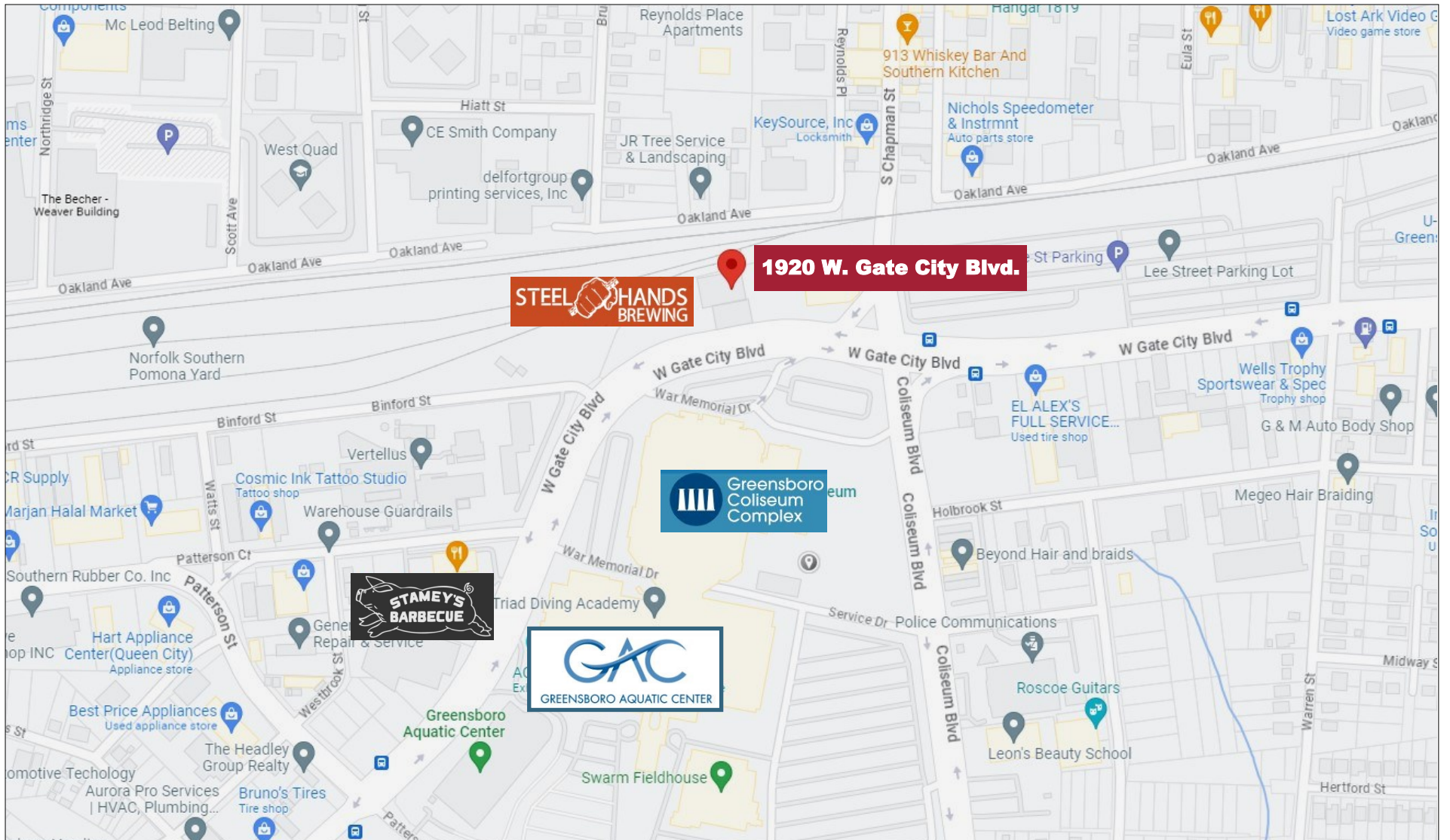
2 Mile	5 Miles	10 Miles
\$60,993	\$67,325	\$76,724

TRAFFIC



W. Gate City Blvd. & Warren Street
21,827 vehicles per day





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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.