



2 Pai Park, Greensboro, NC 27409

For Sale  
\$1,950,000



Contact:  
Austin Hill, Broker  
ahill@bipinc.com  
336-541-5510





## 2 Pai Park, Greensboro, NC 236 NC Hwy 68 S

2 Pai Park is a well-positioned office property located in the desirable airport submarket of Greensboro, NC. The property is located off NC-68 and is less than two miles from I-40/US-421. Adjacent to many hotels, retail and restaurants. 10-minute drive from Piedmont Triad International Airport. Entire second floor is currently occupied by Tenant who is in the process of relocating. First floor is vacant. Contact Broker for more information.

- **Sales Price:** \$1,950,000
- **Square Footage:** 30,340 +/- SF
- **Price per Sq. Ft.:** \$65 +/-
- **Acreage:** 3.45 +/-
- **Parking:** 4 per 1,000 SF (120 spaces)
- **Year Built:** 1994
- **Zoning:** Light Industrial (LI)
- **Elevator:** Yes
- **Roof:** Replaced 2012
- **HVAC:** 17 units (Various ages)





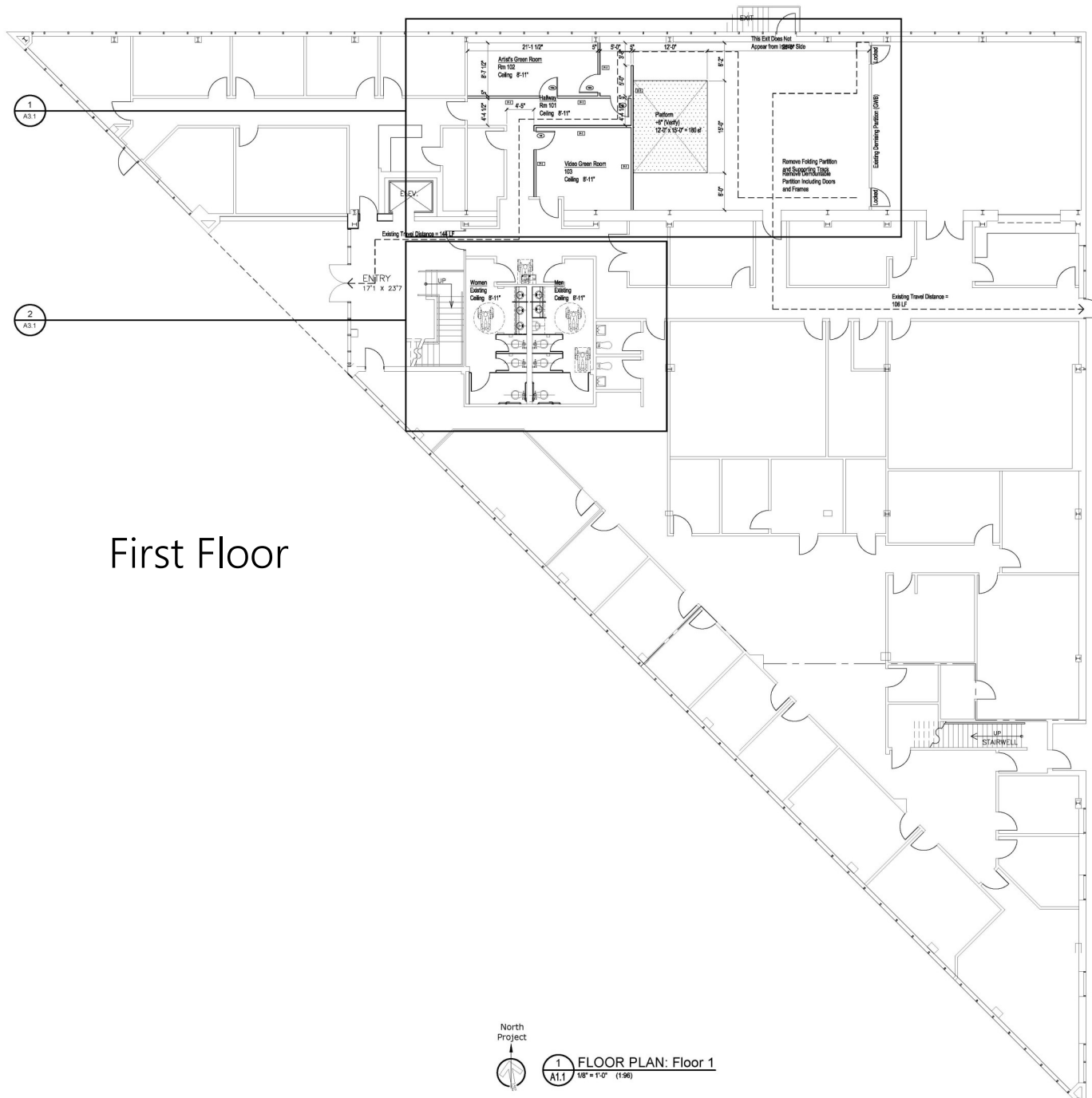












# First Floor



1 FLOOR PLAN: Floor 1  
 A1.1 1/8" = 1'-0" (1/8)



# Second Floor

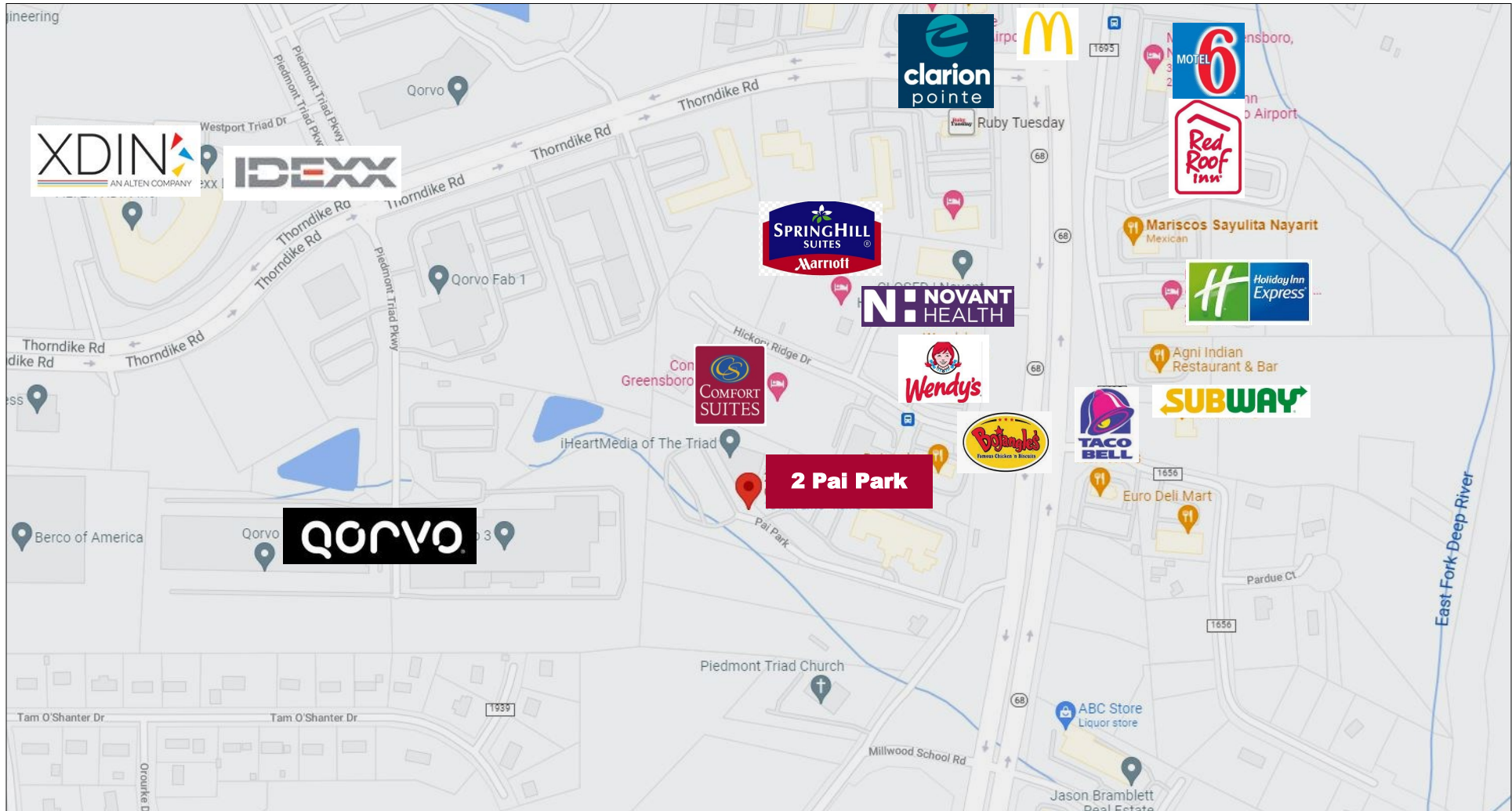


North  
Project



1 FINISH PLAN: Floor 2  
ID1.1 1/8" = 1'-0" (1:96)









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. All sketches are intended for illustrative purposes only and all dimensions are approximate. Prospects should verify all information.



