

BROWN INVESTMENT
PROPERTIES

EST. 1960

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2103 Sullivan Street Greensboro, NC 27405 FOR SALE: \$1,850,000

## **PROPERTY OVERVIEW**

Prime Heavy Industrial opportunity for Investor or End User. Located in an Opportunity Zone. New roof. Great clear height, with some natural lighting in the ceiling structure. Formerly operating as a commercial linen service. Heavy power, water and gas to accommodate just about any industrial operation. One owner since 2005. The building is very well cared for and in great condition. Easy access to Hwy 29, 70, I-40, I-85 and I-840.

**Total Square Footage:** 32,800+/- SF

Zoning: HI

Roof: 2 years old

Acreage: 0.59 +/- acres

Parking: 12 spaces

**Ceiling Height:** 24.5' at eaves; 29.2' at peaks

Year Built: 1943 Renovated: 2006

**Dock Doors:** 1 dock high door & 2 drive-in doors

**Power:** 120-600v 3p





## **POPULATION**

1 Mile	3 Miles	5 Miles
12,361	77,892	160,706



## **AVERAGE HH INCOME**

1 Mile	3 Miles	5 Miles
\$27,899	40,396	\$67,971



## **TRAFFIC**

Sullivan Street & English Street

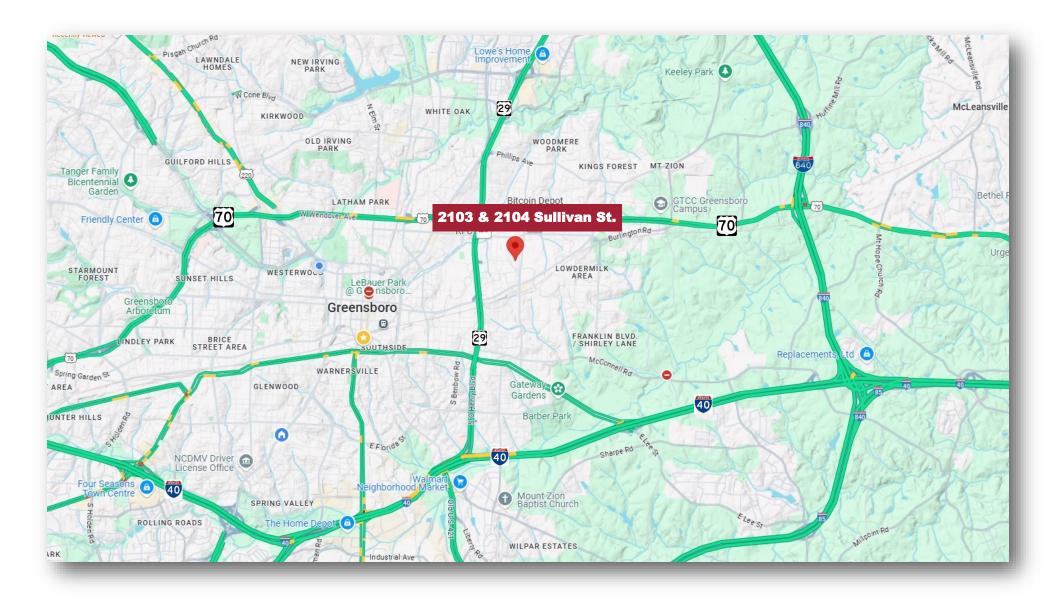
9,214 Vehicles Per Day













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