

FOR SALE
**2103 Sullivan Street
Greensboro, NC 27405**



1007 Battleground Avenue, Suite 401
Greensboro, NC 27408
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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.

- Clean Phase I ESA upon request

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

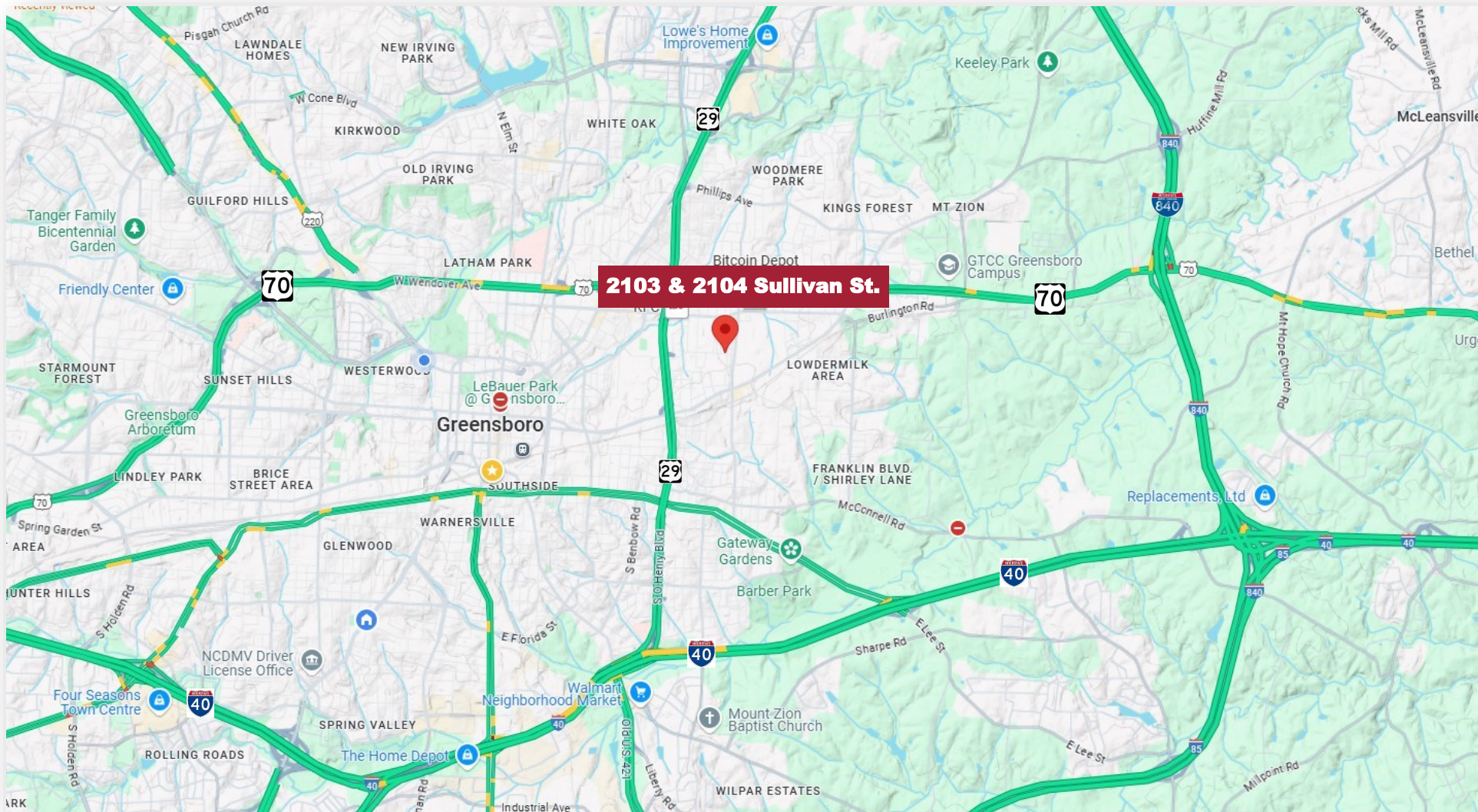
TRAFFIC



Sullivan Street & English Street

9,214 Vehicles Per Day





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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. Variable commission for Brokers.