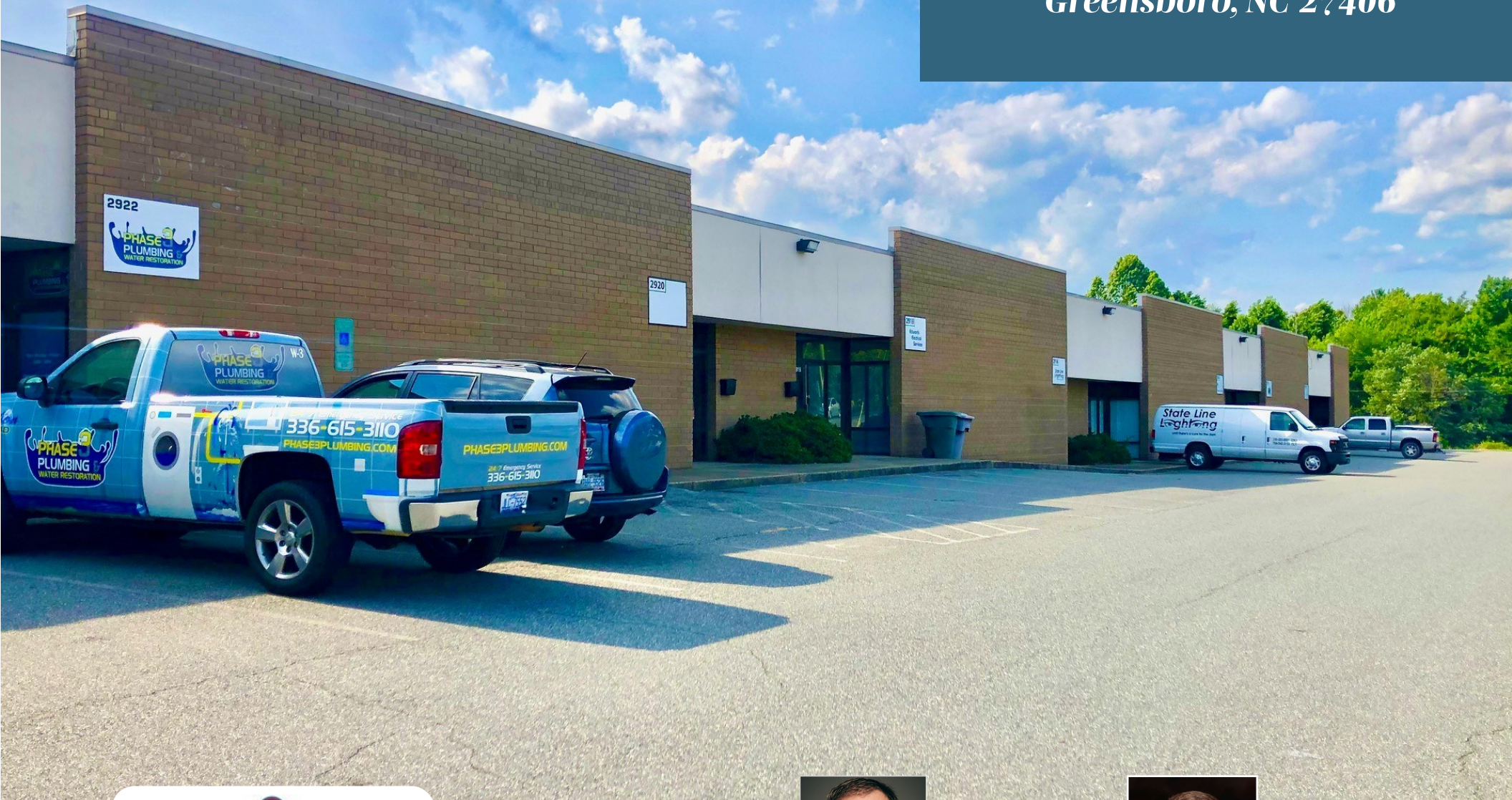


FLEX FOR LEASE
2918 Baltic Avenue
Greensboro, NC 27406



1007 Battleground Avenue, Suite 401
Greensboro, NC 27408
336-379-8771



Wes Vogel, Broker
wvogel@bipinc.com
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Brian Burnham, Broker
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2918 Baltic Avenue Greensboro, NC 27406

Property Features

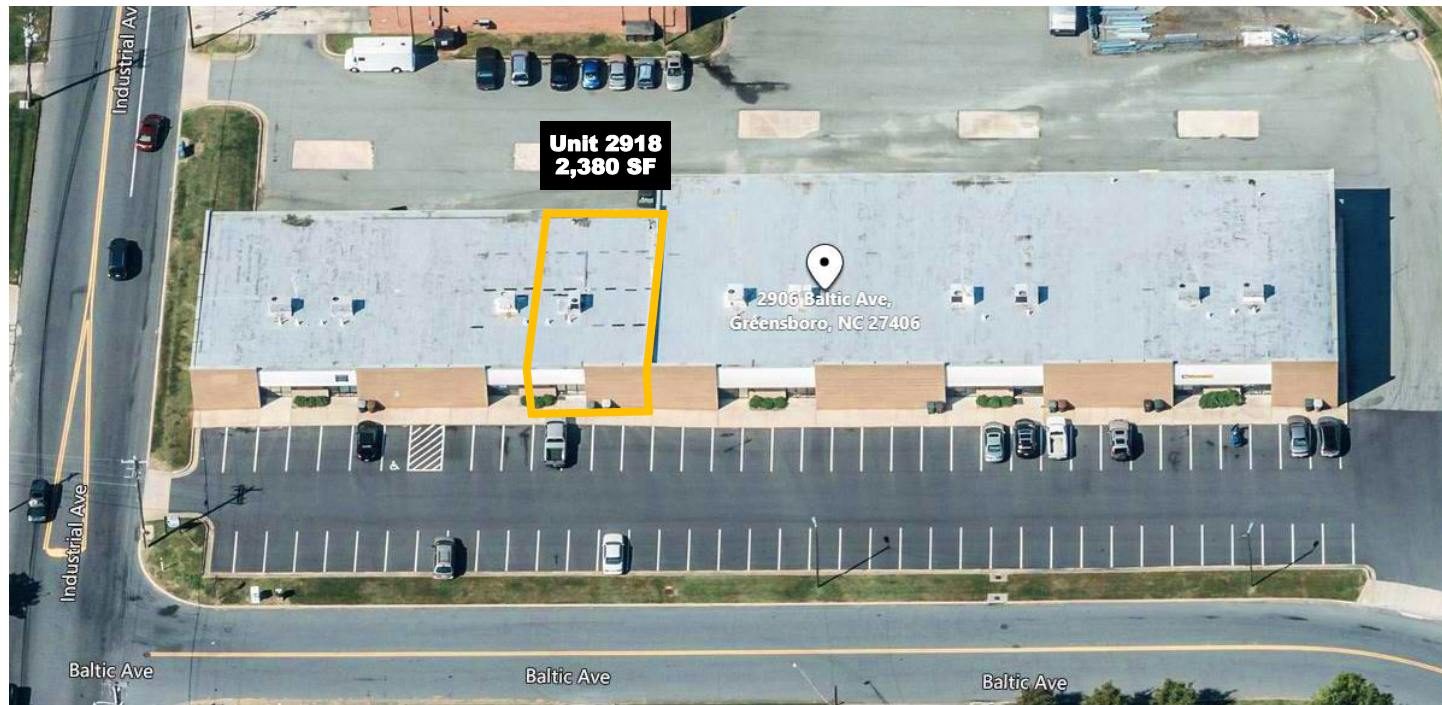
- Industrial/Flex Park
- Flex spaces with functional Office areas
- Ceiling Height: Up to 14'
- Dock High Warehouse Doors
- Located near S. Elm Eugene Street and Industrial Avenue
- Easy access to I-40, I-85, US-29 and I-73 (Urban Loop)
- Close proximity to Downtown Greensboro

Location

- The site can be accessed easily from I-40/85, US-29 and I-73
- Nearby businesses include: UPS Customer Center, Big Tex Trailer World, Southeastern Furniture, Alro Metals, United Metal Finishing, Brady Trane and VF Jeanswear

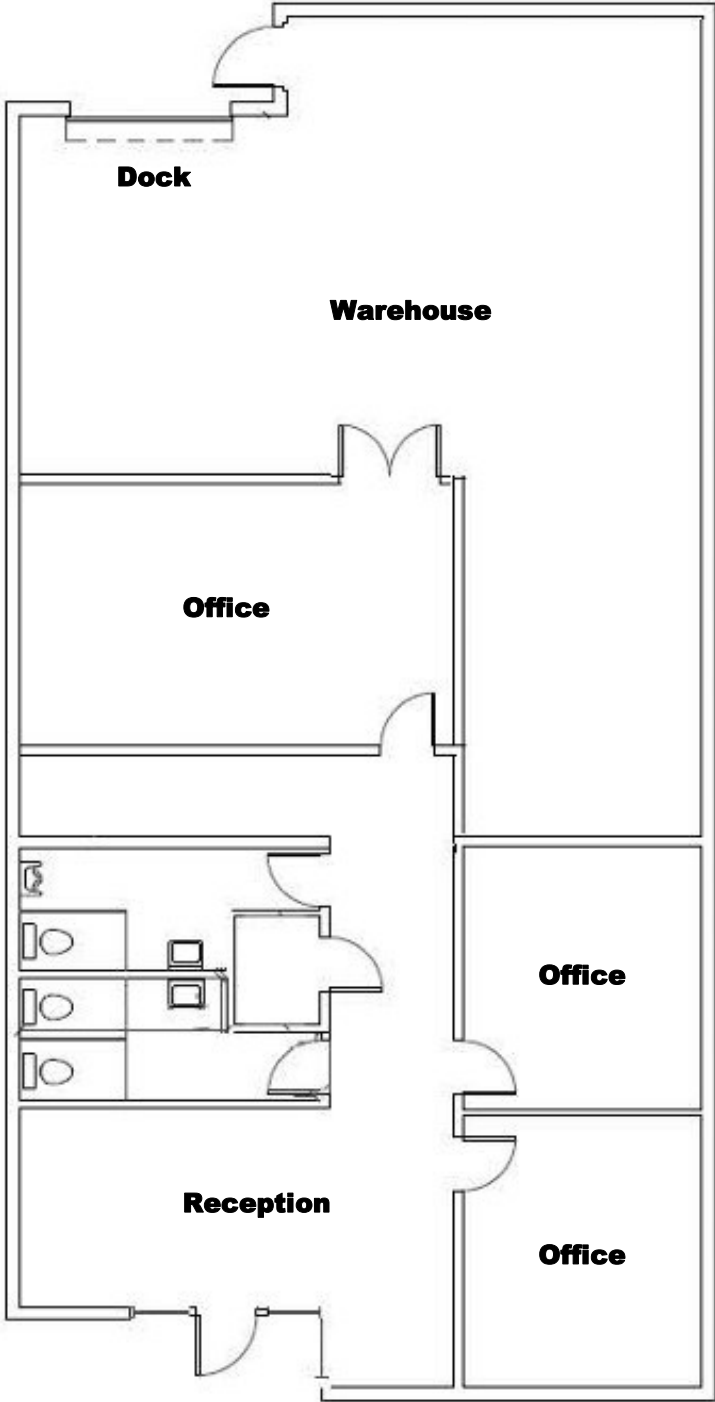
Potential Uses

- Sales Center
- Light Industrial/ Warehouse





2918 Baltic Ave

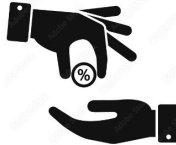


2025 POPULATION



2 Mile	5 Miles	10 Miles
28,195	154,170	375,286

AVERAGE HH INCOME

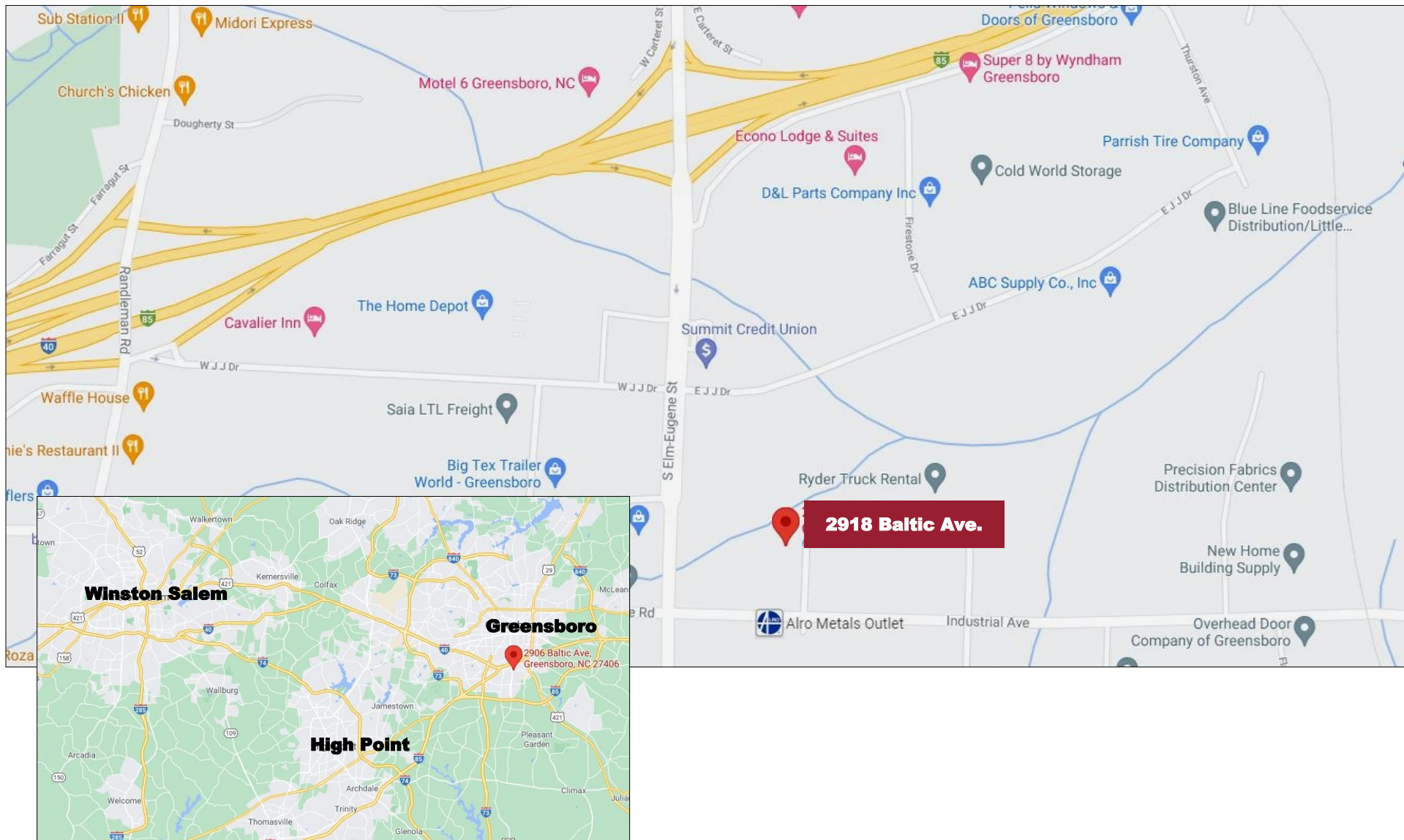


2 Mile	5 Miles	10 Miles
\$60,636	\$70,197	\$86,163

TRAFFIC



I-40 and S. Elm Eugene Street
147,107 vehicles per day



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.