

2920 Baltic Avenue
Greensboro, NC 27406

FOR LEASE



2920 Baltic Avenue Greensboro, NC 27406

Property Features

- Industrial/Office Flex Park
- Warehouse spaces with functional Office areas
- Ceiling Height: 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

Note: All proposed uses are only a recommendation. All uses are subject to planning and zoning approval with annexation. Demographics taken from CoStar.





Reception room entrance



Kitchen

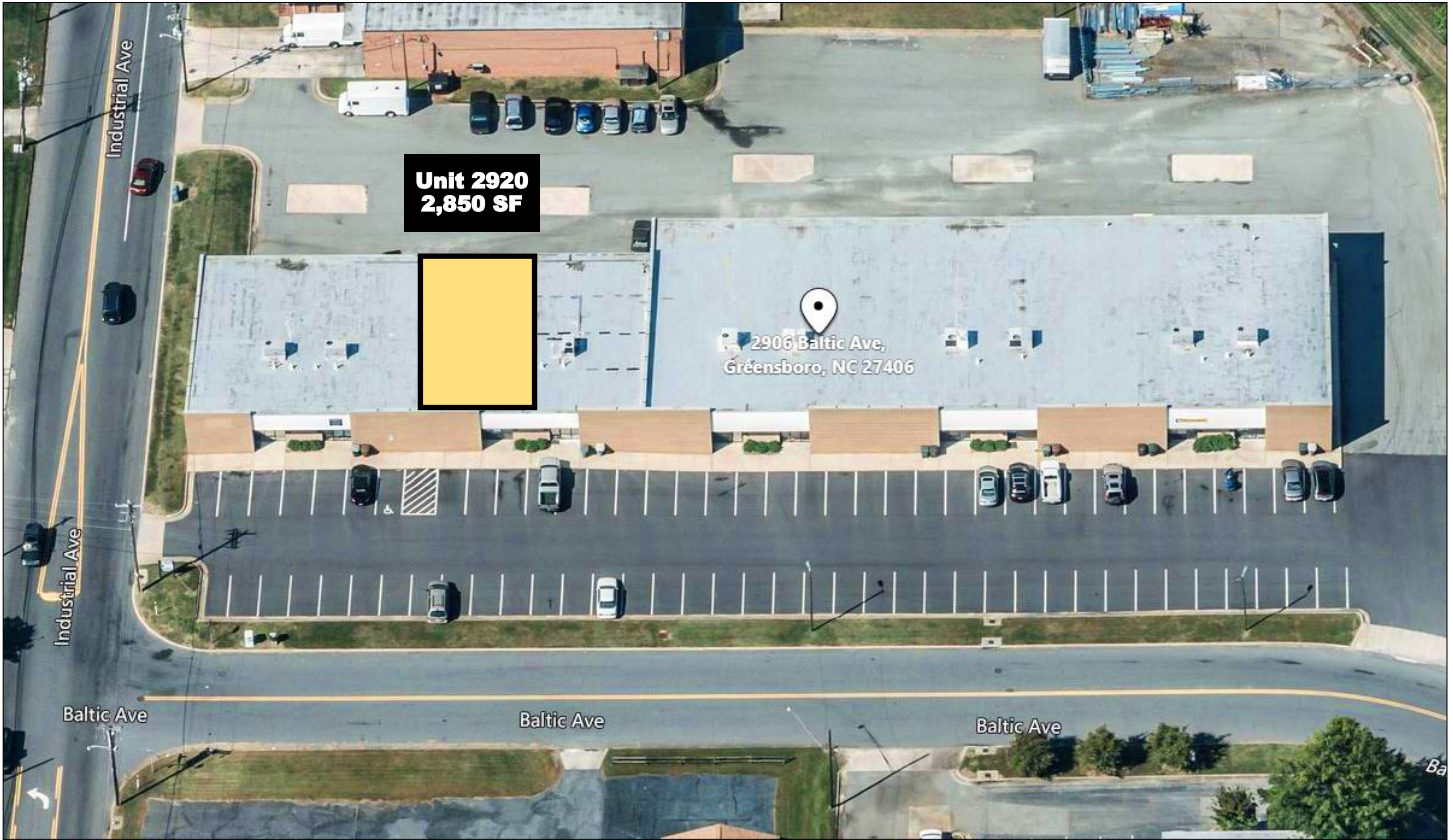


Warehouse area



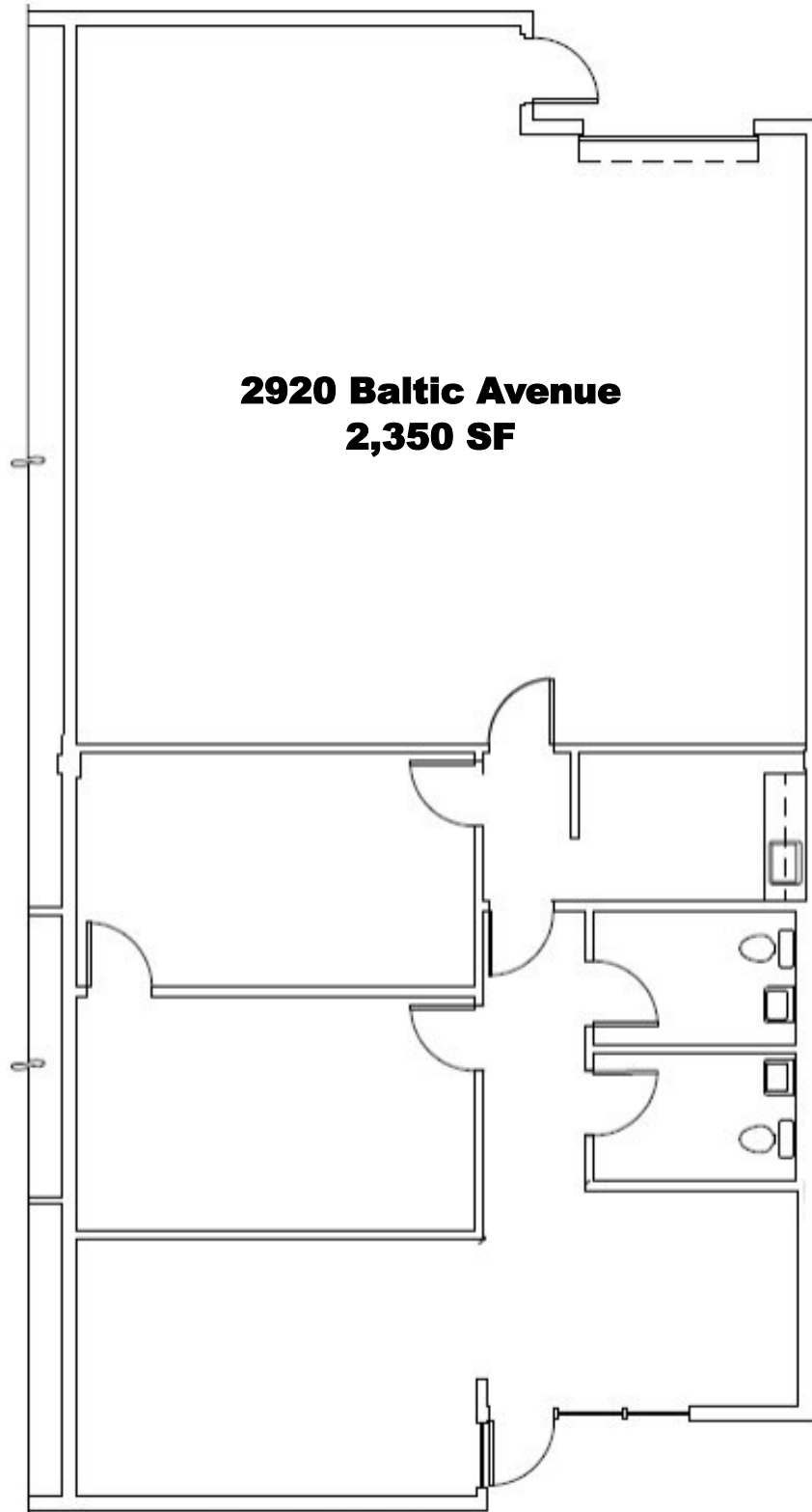
Office

2920 Baltic Avenue 2,350 +/- SF Unit Available

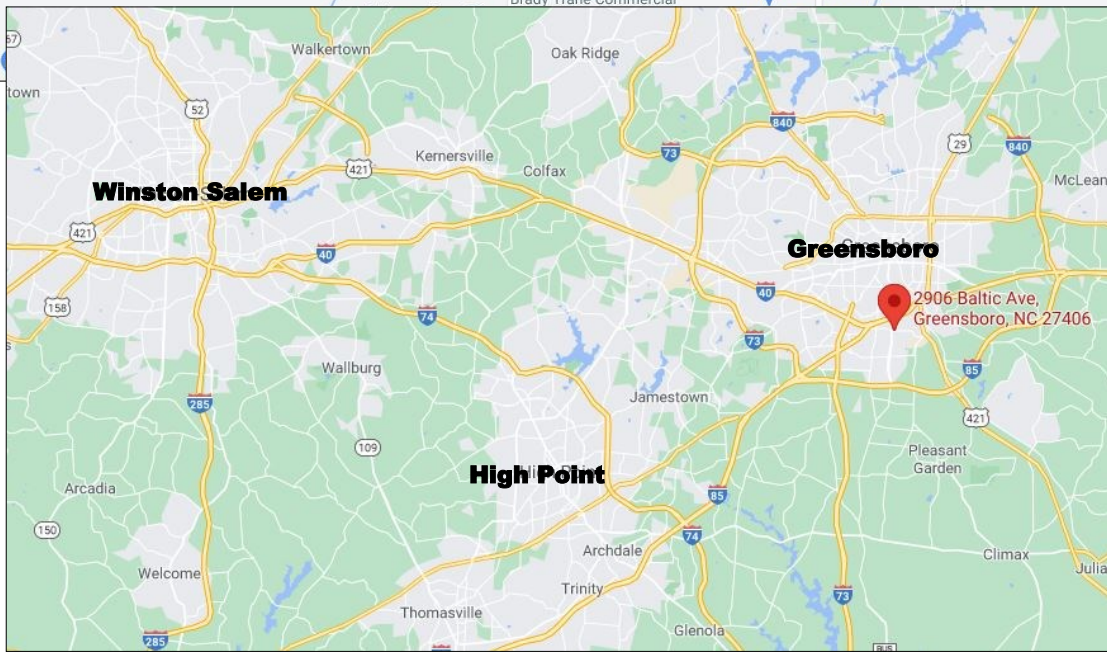
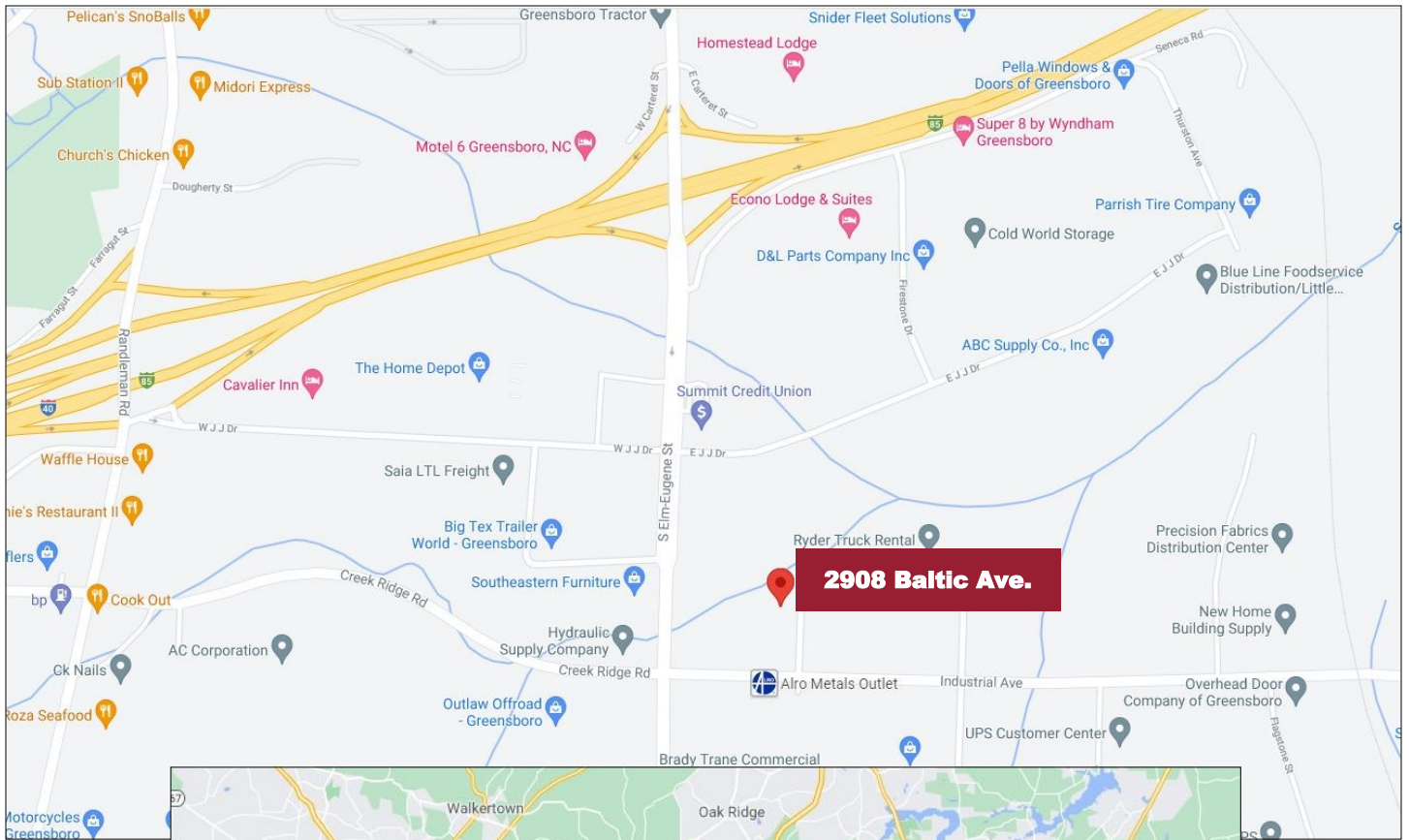


Demographics

	2 Miles	5 Miles	10 Miles
2023 Population	29,633	146,114	363,712
Avg HH Income	\$50,875	\$61,119	\$73,807
2023 Traffic Count - I-40/I-85 - 140,036 VPD			



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.



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