

**FLEX/INDUSTRIAL
BUILDING FOR LEASE**

**3008 Executive Drive
Greensboro, NC 27406**



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



Brian Burnham, Broker
bburnham@bipinc.com
C: 336-362-5612
P: 336-541-5522



Wes Vogel, Broker
wvogel@bipinc.com
C: 336-312-0168
P: 336-541-5520

3008 Executive Drive
Greensboro, NC 27406

Fully Conditioned Flex/Industrial Space

- Building Size: 11,500 SF
- Consisting of 1,860 SF office, with foyer, 7 office spaces, conference room, kitchen, and 2 bathrooms
- Parking for 30 vehicles
- Current lab space may be converted into additional warehouse or manufacturing depending on need
- Modified Gross Lease
- Dock Door: 1 at 10' x 10'
- Ceilings: 10' to 15'
- Rear parking lot in 100 year flood plain
- Lease Rate: \$9.38/SF modified gross



Rear View



Foyer



Dock Door



Typical Office



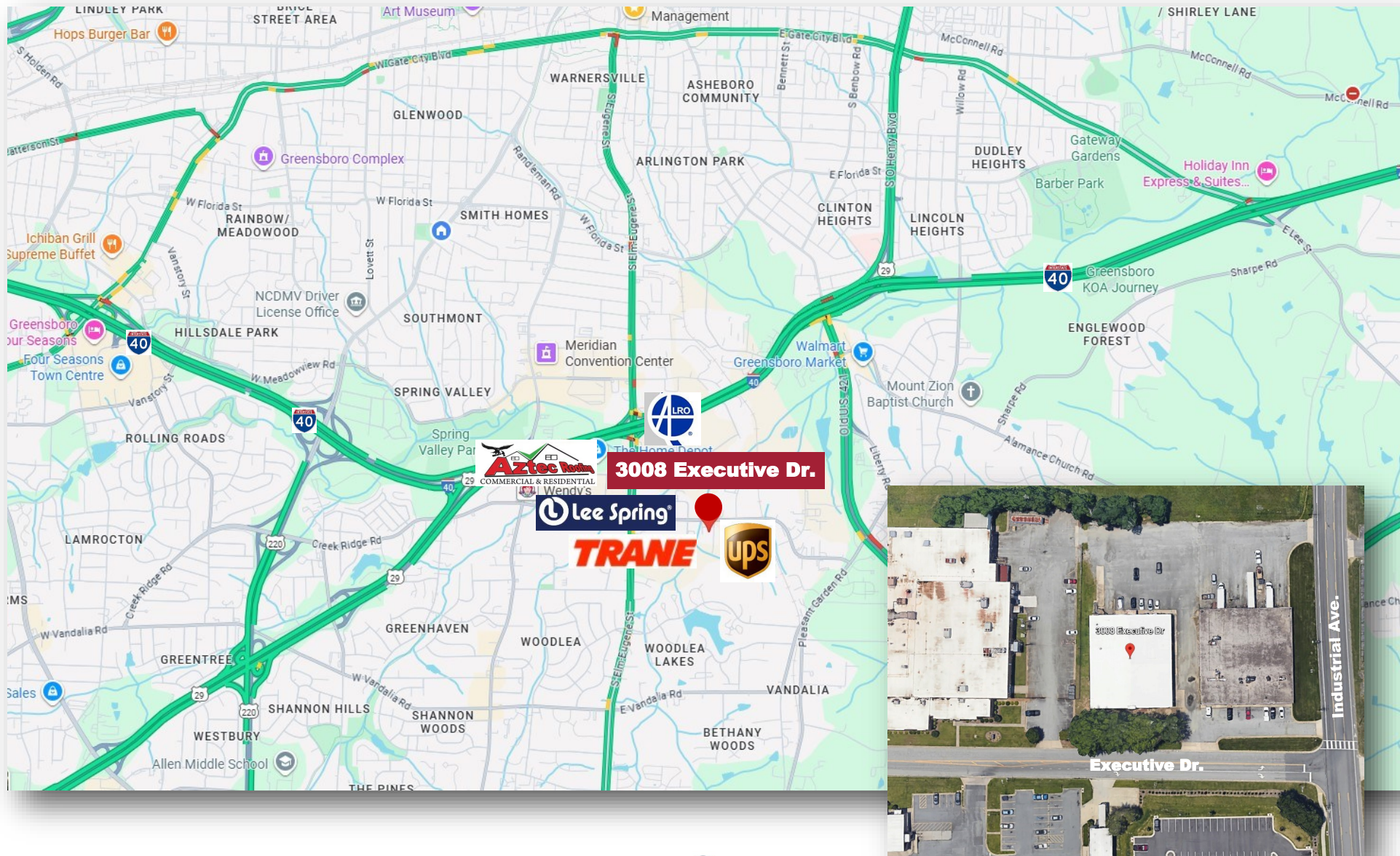
Break Room/Kitchen



Warehouse



Drop Ceiling Lab Space



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.