

FOR SALE

7601 & 7609 Canoe Road
Greensboro, NC 27409



3.72
Acres
Included
in Sale

Building D
23,845 SF
30' Ceiling

Building C
10,993 SF
14' - 16' Ceiling

Building B
18,000 SF
16' - 17' Ceiling

Building A
24,317 SF
17' - 20' Ceiling

7601 Canoe Road

7609 Canoe Road

Canoe Rd.

N Regional Rd.



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7601 & 7609 Canoe Road
Greensboro, NC 27409

FOR SALE \$8,000,000

- Three facility industrial campus on 4.94 acres offered for sale
- 3.72 acres, gravel, IOS yard included with sale
- Total of 77,155 SF; this site provides heavy power and ample parking
- Ceilings range from 16' to 30' clear height with docks and drive-in access; built to support manufacturing, production, warehouse and shipping
- Each building has separate utilities and bathrooms and parking is shared in the front and rear of the property

Located less than 5 minutes from I-40 and the Piedmont Triad International Airport.



BUILDING**A**

- Total Size: 24,317 SF
- Office Size: 4,243 SF
- Dock Doors: 3
- Fork Lift Door: Adjoining Building B
- Ceiling Height: 17' - 20'
- Parking: 54 common
- Power: 120v/208V, 400A
- Transformers: 75kVA
- Sprinklers: none
- Bathrooms: 4
- Construction Materials: Block
- HVAC: Fully conditioned (New unit installed in Building A Office 2022)

**BUILDING****B**

- Total Size: 18,000 SF
- Office Size: none
- Dock Door: Single Door 22' x 14', 33' Dock Bay
- Fork Lift Door: Adjoining Building A
- Ceiling Height: 16' - 17'
- Parking: shared
- Power: 440 v, 1200A
- Transformers: 300kVA
- Sprinklers: none
- Bathrooms: 2
- Construction Materials: Block
- HVAC: Gas pack heat



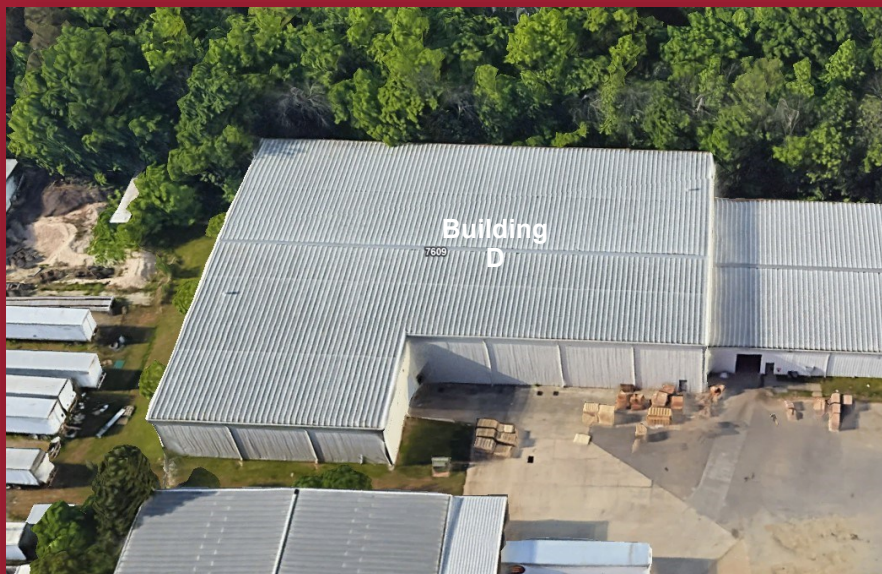
BUILDING
C



- Total Size: 10,993 SF
- Office Size: none
- Dock Doors: 1 (8' x 10')
- Drive-in Doors: 1 (10' x 12')
- Ceiling Height: 14' - 16'
- Parking: 20 common
- Power: 480v/277v, 400A
- Transformers: 75kVA
- Lighting: LED motion
- Sprinklers: WET
- Bathrooms: 2
- Construction Materials: Block & metal
- HVAC: Gas pack heat



BUILDING
D



- Total Size: 23,845 SF
- Office Size: none
- Dock Doors: 0
- Drive-in Doors: 1 (10' x 12')
- Ceiling Height: 28' - 30'
- Parking: shared
- Power: 480v/277v, 125A
- Transformers: 75kVA
- Lighting: LED motion
- Sprinklers: WET
- Bathrooms: 2
- Construction Materials: Block & metal
- HVAC: Fully conditioned



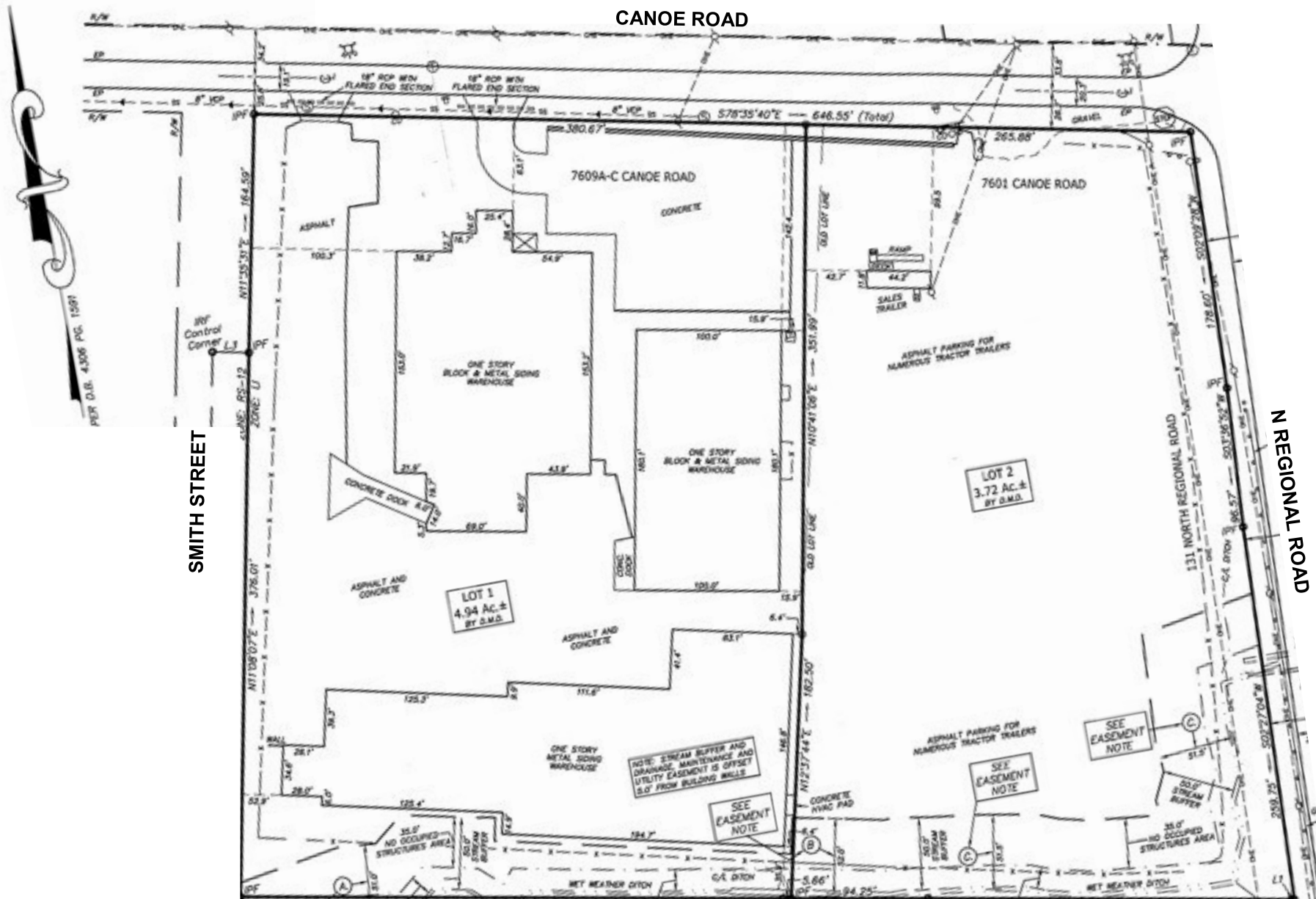


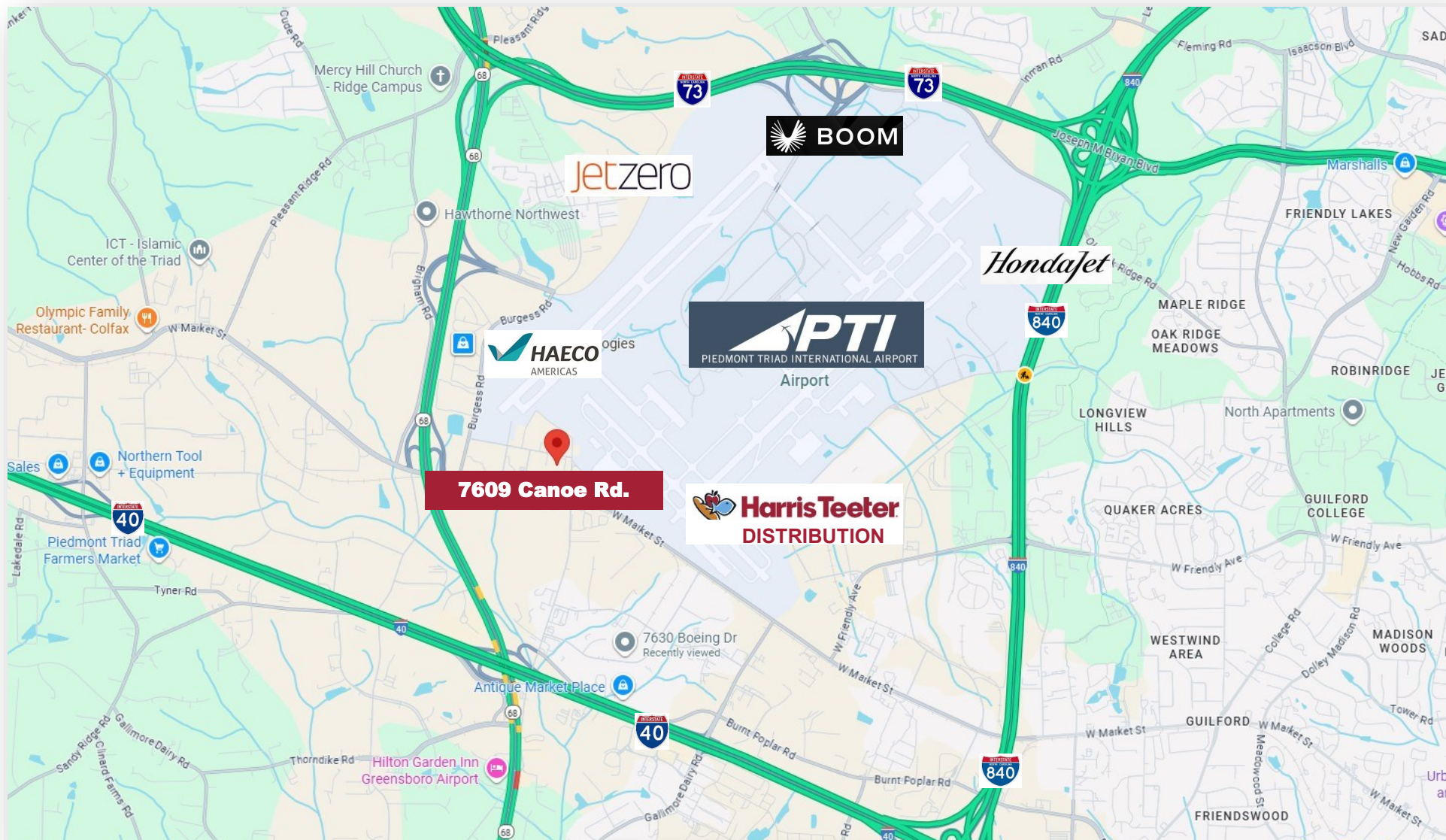
7601 Canoe Road

Included in Sale

- 3.72 acres, gravel
- Office: 522 +/- SF
- Great for trailer parking or IOS
- Zoned LI
- Water and sewer

Site Plan





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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.