



COMMERCIAL REAL ESTATE

# For Sale

101 Near South Chimney Rock Road, Greensboro, NC

**Substantial  
Price  
Decrease**

**Offered at  
\$199,000!**

Utilities Easement

Easement Access

Site boundaries approximate  
and easements not to scale

## 5.55 +/- Acres—Heavy Industrial

To Learn More About This Property Contact:



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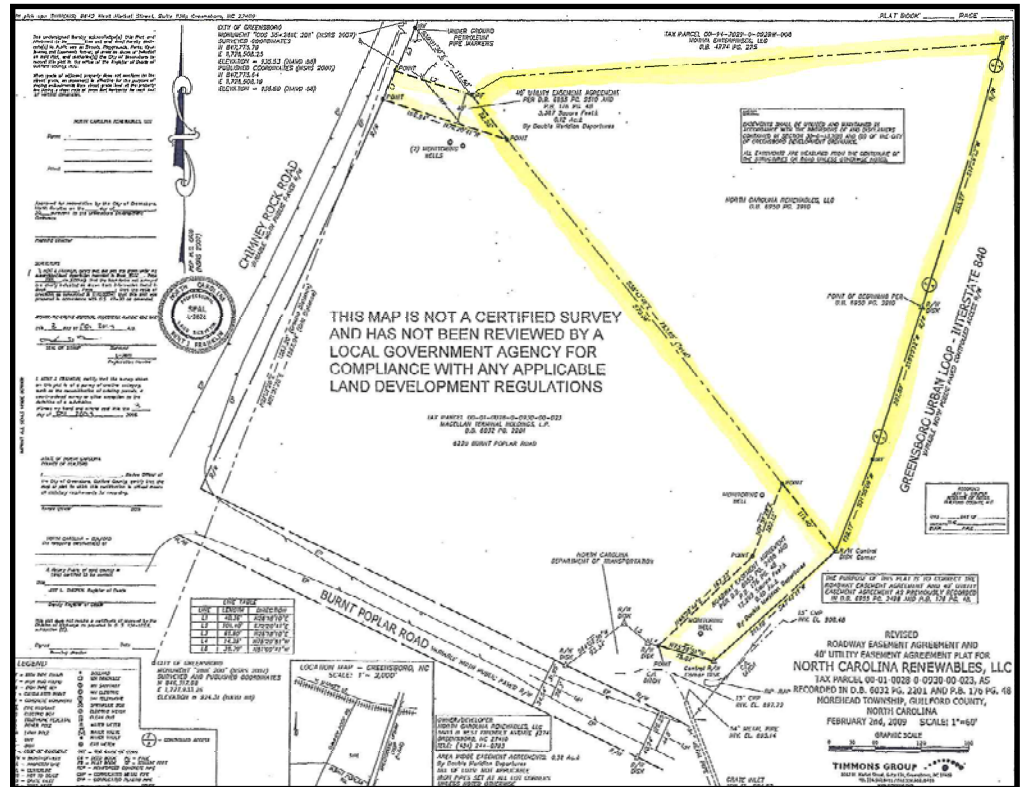


440 West Market Street | Greensboro, NC | (336) 379-8771 | [www.bipinc.com](http://www.bipinc.com)

# MOTIVATED SELLER!

## Features

- 5.55 +/- acres
- Industrial site
- Zoned: HI
- Public water, sewer and utilities
- Level site
- Close proximity to PTI airport



**Description:** 5.55 +/- acres of **HEAVY INDUSTRIAL** land in the airport submarket. Located on South Chimney Rock Road between West Market Street and Burnt Poplar Road. Site has recorded easements in place for driveway access from Burnt Poplar Road and utility access from Chimney Rock Road.

From downtown Greensboro, go west on West Market Street to the intersection with South Chimney Rock Road. Turn left on South Chimney Rock Road. The property will be on the left between the two tank farms.

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.