

FOR SALE OR LEASE

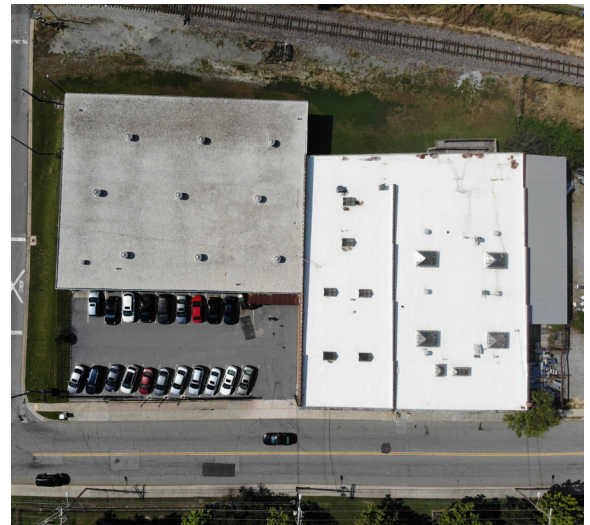
# 944 SOUTH ELM STREET GREENSBORO, NC 27406



## PROPERTY OVERVIEW

### INDUSTRIAL/WAREHOUSE/OFFICE SPACE

- + **AVAILABLE DECEMBER 10, 2019**
- + **Price:** \$1,500,000 (\$5.50 NNN)
- + **Square Feet:** 27,936± SF
  - Office SF: 5,916± SF
  - Warehouse/Distribution SF: 9,620± SF (Fully Conditioned)
  - Warehouse SF: 12,400± SF (Heated Only)
- + **Acreage:** 1.22 Acres
- + 2 Ext. Docks & 2 Drive-In w/ Loading (8'x10')
- + Located in the Greensboro CBD with easy access to I-40 (3 Miles) and I-85 (11 Miles).



## CONTACT US

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## FLOOR PLAN



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## BUILDING SPECS

BUILDING SPECIFICATIONS	
TOTAL SF	27,936 SF
OFFICE SF	5,916 SF
WAREHOUSE/DISTRIBUTION SF	9,620 SF - Fully Conditioned
WAREHOUSE SF	12,400 SF - Heated Only
ACREAGE	1.22 AC
RENOVATED	2011
ZONING	LI
CLEAR HEIGHT	15'-18'
CONSTRUCTION	Masonry
DOCKS	2 Ext. Docks 2 Drive-In w/ Loading (8'x10')



## LOCATION MAP



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