

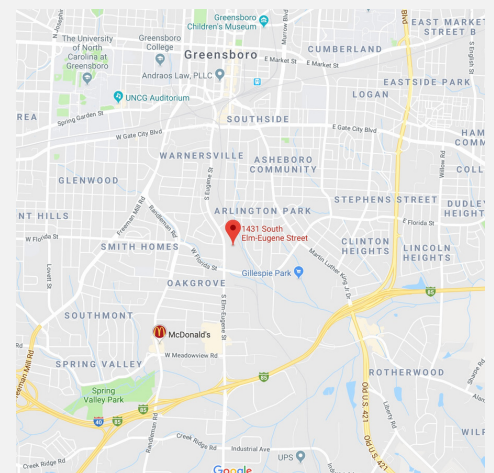


1431 S. Elm-Eugene | Greensboro, NC 27406

Industrial | Flex Space

FOR LEASE

- **BUILDING SIZE** +/-220,000 SF
- **AVAILABLE SPACE** +/-220,000 SF
- **LEASE RATE** \$4.00 PSF
- **ZONING** HI
- **CEILING HEIGHT** 41' Maximum
- **LOCATION** Downtown
- **LOCAL AIRPORT** PTI
- **INTERSTATES** I-40, I-85, NC29



SCHEDULE A PRIVATE VIEWING

Clay Howard, Vice President
336-379-5001



AMENITIES

CRANE SYSTEM
RAIL ACCESS
LOADING DOCK
OFFICE SPACE
ON-SITE PARKING
CLOSE TO I-40
OPPORTUNITY ZONE

FLEXIBLE SPACE BUILD TO SUIT

Located 1 mile from Downtown Greensboro, the Steel House offers approximately 220,000 sq ft of raw flexible manufacturing space.

Originally built for the Carolina Steel company, the Steel House is ideal for companies looking for scalable space.

Overhead cranes can support 2 to 20 tons. Structurally, the building can withstand loads up to 30 tons.

The exterior rail siding connects to PTI or the Carolina Core megasite on the Guilford County line. Interior rail access makes it easy to load materials away from the harmful effects of the environment.

FOR MORE INFORMATION
SCHEDULE A PRIVATE VIEWING

Clay Howard, Vice President
(336) 379-5001