

4100 RANDLEMAN ROAD

FOR SALE | GREENSBORO, NC 27406

Linville | Team Partners

COMMERCIAL REAL ESTATE



±46,891 SF FLEX/INDUSTRIAL

PROPERTY HIGHLIGHTS

| | |
|----------------|-------------------------------|
| PROPERTY TYPE | Flex/Industrial/Manufacturing |
| AVAILABLE SF ± | 46,891 |
| SALE PRICE | \$1,650,000 |

DESCRIPTION

±46,891 SF Flex/Industrial facility contained in 4 buildings. Located on ±8.20 acres of land zoned LI and within 1.25 miles from I-85. The property features ±8,000 SF built-out office area with newer HVAC, 14+ restrooms, manufacturing and warehousing space with 14'-16' ceiling height, heavy power, fenced rear yard, and property pylon sign. Partial income in place with month-to-month tenants.



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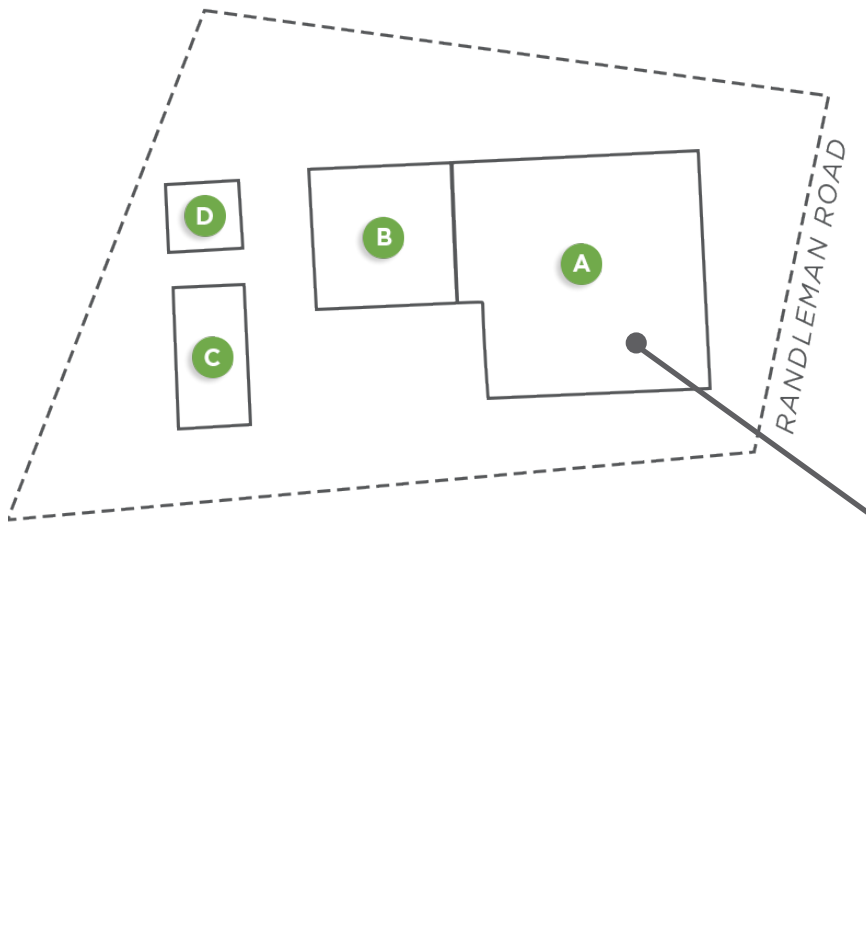
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SITE PLAN



| BUILDING | SIZE | YEAR BUILT | EXTERIOR/FLOOR | DOORS |
|----------------------------|------------|------------|----------------|----------------------|
| (A) OFFICE/ WAREHOUSE | ±27,030 SF | 1960s | Block/Concrete | 3 Roll-Up |
| (B) STORAGE/ WAREHOUSE | ±12,000 SF | 1960s | Steel/Concrete | 1 Access 1 Garage |
| (C) STORAGE/ FLEX SPACE | ±5,000 SF | 1988 | Steel/Concrete | 2 Roll-Up |
| (D) PAINT BUILDING | ±2,500 SF | 1975 | Block/Concrete | 2 Roll-Up |



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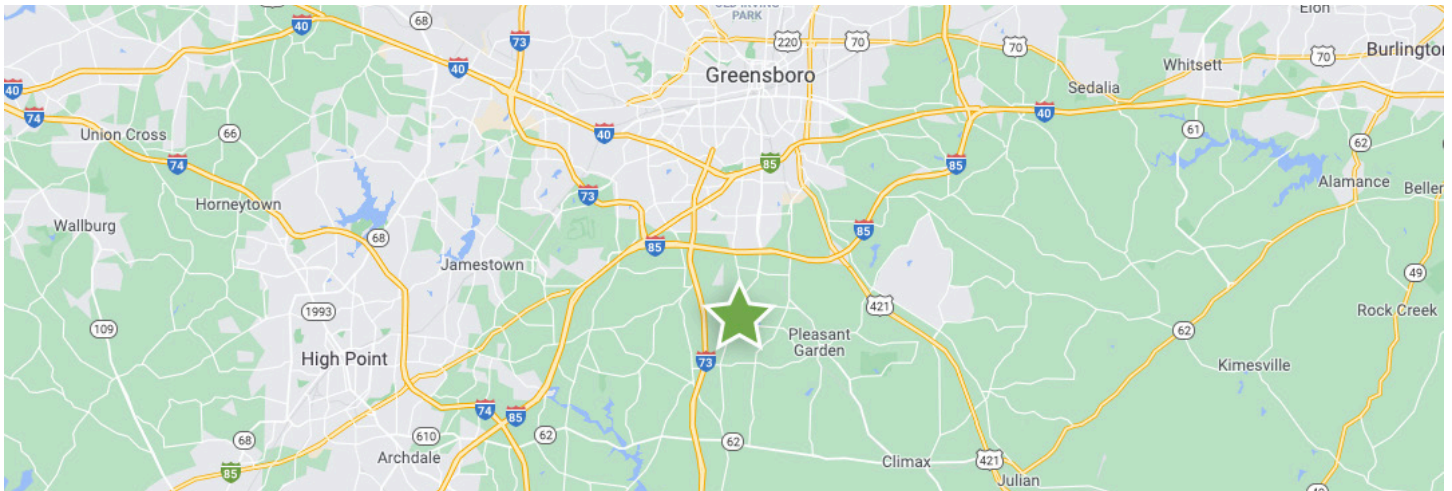
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PROPERTY INFORMATION

| | | | |
|----------------|-------------------------------|-----------|------------------|
| PROPERTY TYPE | Flex/Industrial/Manufacturing | ACRES | 8.20 |
| AVAILABLE SF ± | 46,891 | POWER | 3 Phase / 4 Wire |
| PARKING | 22 Surface | RESTROOMS | 14 |
| ZONING | LI | | |

PRICING & TERMS

| | |
|------------|-------------|
| SALE PRICE | \$1,650,000 |
|------------|-------------|

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