

4321 ELM-EUGENE STREET

FOR LEASE | GREENSBORO, NC 27406

Linville | Team Partners

COMMERCIAL REAL ESTATE



GREENSBORO FLEX/INDUSTRIAL PROPERTY

PROPERTY HIGHLIGHTS

PROPERTY TYPE	Flex/Industrial
AVAILABLE SF ±	7,200
LEASE RATE	\$9.25, Modified Gross

DESCRIPTION

Flex/Industrial property zoned CU-LI, located just off of I-85, on South Elm-Eugene Street. This is a beautiful ±7,200 SF building with ±4,180 SF of warehouse space and ±3,020 SF of office/production area. Features 1 dock door, 3-phase/400 amp, 2 bathrooms, 14.5'-17' ceilings, and air conditioning with a combination of radiant heat and forced warm air.



PHIL TOCKMAN

E Phil@LTPcommercial.com

M 336.987.0808

P 336.724.1715

NICK GONZALEZ

E Nick@LTPcommercial.com

M 305.979.3440

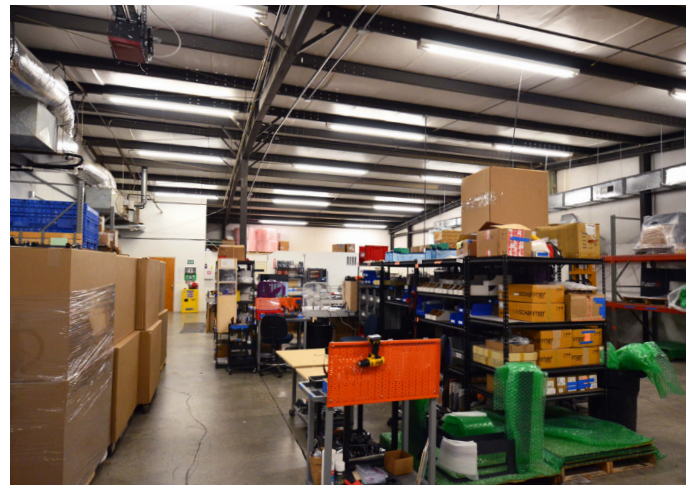
P 336.724.1715

4321 ELM-EUGENE STREET

FOR LEASE | GREENSBORO, NC 27406

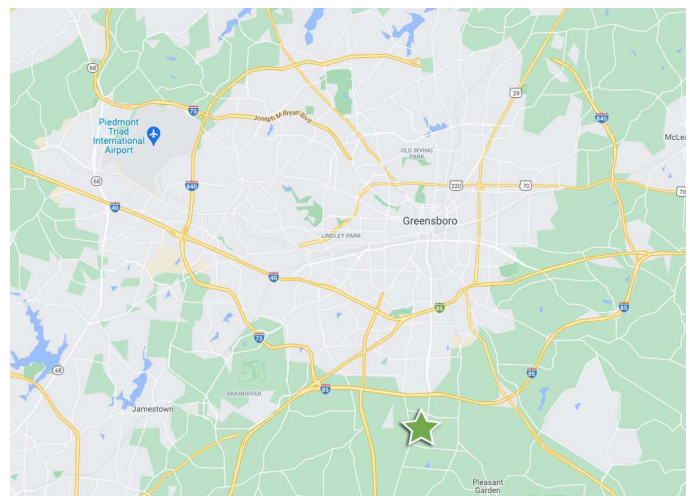
Linville | Team Partners

COMMERCIAL REAL ESTATE



KEY FEATURES

- ±7,200 SF Flex/Industrial building
- ±4,180 SF of warehouse space and ±3,020 SF of office/production area
- 1 dock door, 3-phase/400 amp, 14.5' to 17' ceiling height
- Lease Rate: \$9.25, Modified Gross



206 W. FOURTH STREET • WINSTON-SALEM • NORTH CAROLINA • 27101

LTPCOMMERCIAL.COM • 336.724.1715

4321 ELM-EUGENE STREET

FOR LEASE | GREENSBORO, NC 27406

Linville | Team Partners

COMMERCIAL REAL ESTATE



PROPERTY INFORMATION

PROPERTY TYPE	Flex/Industrial	YEAR BUILT/RENOVATED	1987/2017
AVAILABLE SF ±	7,200	RESTROOMS	2
OFFICE SF ±	3,020	ROOF	Metal
WAREHOUSE SF ±	4,180	FLOOR	Concrete
ACRES	2.0	ZONING	CU-LI

PRICING & TERMS

LEASE RATE	\$9.25	LEASE TYPE	Modified Gross
------------	--------	------------	----------------

DESCRIPTION

Flex/Industrial property zoned CU-LI, located just off of I-85, on South Elm-Eugene Street. This is a beautiful ±7,200 SF building with ±4,180 SF of warehouse space and ±3,020 SF of office/production area. Features 1 dock door, 3-phase/400 amp, 2 bathrooms, 14.5'-17' ceilings, and air conditioning with a combination of radiant heat and forced warm air.

The information contained herein has been taken from sources deemed to be reliable. Linville Team Partners makes no representation or warranties, expressed or implied, as to the accuracy of this information. All information in this document is subject to verification prior to purchase or lease.



206 W. FOURTH STREET • WINSTON-SALEM • NORTH CAROLINA • 27101

LTPCOMMERCIAL.COM • 336.724.1715