

813-815 WINSTON STREET

FOR SALE/LEASE | GREENSBORO, NC 27405

Linville | Team Partners

COMMERCIAL REAL ESTATE



OFFICE/WAREHOUSE FOR SALE AND LEASE

PROPERTY HIGHLIGHTS

PROPERTY TYPE	Office/Warehouse
AVAILABLE SF \pm	45,700
SALE PRICE	\$4,750,000
BLENDED LEASE RATE	\$8.40, NNN
OFFICE LEASE RATE	\$9.50, NNN
WAREHOUSE LEASE RATE	\$8.00, NNN

DESCRIPTION

Conveniently located off US-29 North, this building consists of $\pm 45,700$ SF; $\pm 13,800$ SF of office space and $\pm 31,900$ SF of fully-conditioned warehouse space. The warehouse portion of this property features 2 restrooms, 3 phase power, 21'2" height clearance, 1 drive-in door with interior truck height loading dock (12'x15'), 1 ground level door (12'x15'), 3 overhead Jib cranes (2 ton), skylights, and multiple mezzanine areas.



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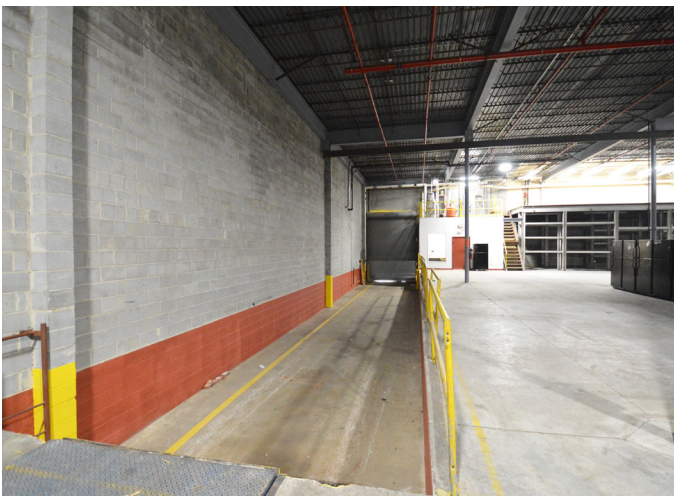
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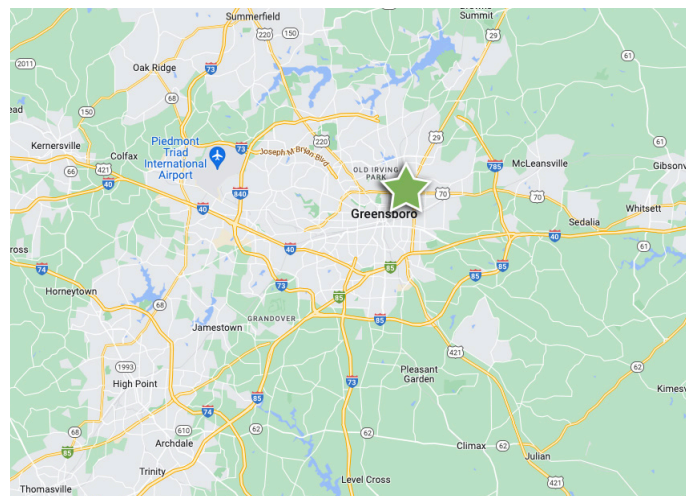
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KEY FEATURES

- Conveniently located off US-29 North, this building consists of ±45,700 SF
- ±13,800 SF of office space and ±31,900 SF of fully-conditioned warehouse space
- Warehouse features 3 phase power, 21'2" height clearance, 1 drive-in door with interior truck height loading dock, 1 ground level door, 3 overhead Jib cranes
- Fully-sprinklered



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PROPERTY INFORMATION

PROPERTY TYPE	Office/Warehouse	FLOORS	2
AVAILABLE SF ±	45,700	RESTROOMS	6
OFFICE SF ±	13,800	DOCK DOORS	1
WAREHOUSE SF ±	31,900	GROUND LEVEL DOOR	1
ACRES	2.07	POWER	3 Phase
YEAR BUILT/RENOVATED	1991/2022	CLEARANCE HEIGHT	21'2"
ZONING	HI	PARKING	75+ Surface

PRICING & TERMS

SALE PRICE	\$4,750,000	BLENDED LEASE RATE	\$8.40, NNN
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