### 811-813 WINSTON STREET

FOR SALE/LEASE | GREENSBORO, NC 27405

## Linville Team Partners

COMMERCIAL REAL ESTATE



### **PROPERTY HIGHLIGHTS**

PROPERTY TYPE	Office, Warehouse	
AVAILABLE SF ±	3,400-45,700	
SALE PRICE	Call For Details	
LEASE RATE	\$9.50, Modified Gross	

### DESCRIPTION

Easy access to US-29 and US-220; ±3,400-13,800 SF of updated/ renovated office space near North Carolina A&T. Ample onsite parking available- can be combined with adjacent ±31,900 SF conditioned/sprinklered warehouse.



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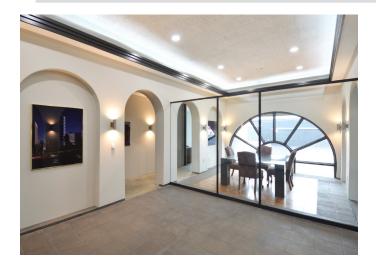
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#### **PROPERTY INFORMATION**

PROPERTY TYPE	Office/Warehouse	FLOORS	2
AVAILABLE SF ±	3,400-45,700	RESTROOMS	6
BUILDING SF ±	45,700	DOCK DOORS	1
ACRES	2.07	GROUND LEVEL DOOR	1
YEAR BUILT/RENOVATED	1991/2022	PARKING	75+ Surface
ZONING	HI		

### **PRICING & TERMS**

SALE PRICE

Call For Details

LEASE RATE

\$9.50, Modified Gross

### DESCRIPTION

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