

# 815 WINSTON STREET

FOR SALE/LEASE | GREENSBORO, NC 27405

Linville | Team Partners

COMMERCIAL REAL ESTATE



WAREHOUSE FOR SALE AND LEASE

## PROPERTY HIGHLIGHTS

PROPERTY TYPE	Warehouse
AVAILABLE SF ±	14,000-45,700
SALE PRICE	Call For Details
LEASE RATE	\$6.95, NNN

## DESCRIPTION

Easy access to US-29 and US-220 and near North Carolina A&T. 3-phase power, 400amps, 21'2" clear height, 1 drive-in and an interior loading dock. 3 overhead Jib cranes (2 ton). Skylights, multiple mezzanine storage areas, very functional rare sprinklered warehouse opportunity. Ample onsite parking available (75+ spaces)- can be combined with adjacent ±13,800 SF office space. Owner can add docks and drive-ins as needed.



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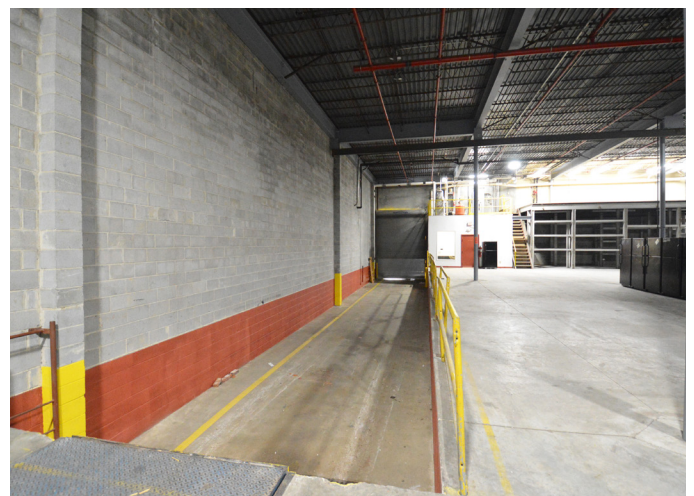
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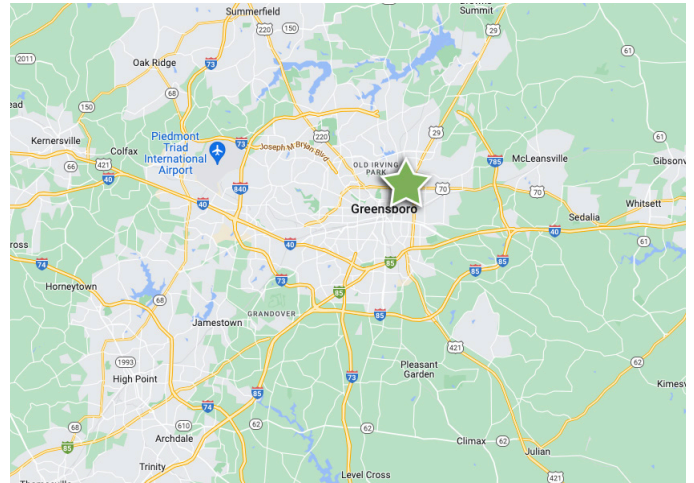
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## PROPERTY INFORMATION

PROPERTY TYPE	Office/Warehouse	RESTROOMS	6
AVAILABLE SF ±	14,000-45,700	DOCK DOORS	1
BUILDING SF ±	45,700	GROUND LEVEL DOOR	1
ACRES	2.07	POWER	3 Phase
YEAR BUILT/RENOVATED	1991/2022	CLEARANCE HEIGHT	21'2"
FLOORS	2	PARKING	75+ Surface
ZONING	HI		

## PRICING & TERMS

SALE PRICE	Call For Details	LEASE RATE	\$6.95, NNN
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