

4321 S. ELM-EUGENE STREET

FOR SALE/LEASE | GREENSBORO, NC 27406

Linville | Team Partners

COMMERCIAL REAL ESTATE



2 LAKESIDE FLEX/INDUSTRIAL BUILDINGS

PROPERTY HIGHLIGHTS

PROPERTY TYPE	Flex/Industrial
ACRES ±	8.93
AVAILABLE SF ±	13,600
SALE PRICE	\$1,100,000
LEASE RATE	\$9.25, Modified Gross

DESCRIPTION

±8.93 acre Flex/Industrial property located just off I-85. This opportunity features 2 private lakes, 2 separate warehouses with ample parking and outdoor storage. The first warehouse is ±7,200 SF with ±4,180 SF of warehouse space and ±3,020 SF of office/production area, as well as 1 dock door, 2 bathrooms, available 3-phase/400 amp, air conditioning and a combination of radiant heat and forced warm air. The second warehouse is ±6,400 SF with ±610 SF in office space and features a patio overlooking a private lake, 2 private restrooms, and 2 drive in bays.



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

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PROPERTY INFORMATION

PROPERTY TYPE	Flex/Industrial	BUILDINGS	2
ACRES	8.93	ZONING	CU-LI
AVAILABLE SF ±	13,600	PIN	7861-55-4875

PRICING & TERMS

SALE PRICE	\$1,100,000	LEASE RATE	\$9.25, Modified Gross
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DESCRIPTION

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