

# 1038 HOMELAND AVENUE

FOR SALE/LEASE | GREENSBORO, NC 27405

Linville | Team Partners

COMMERCIAL REAL ESTATE



## FLEX BUILDING FOR SALE/LEASE

### PROPERTY HIGHLIGHTS

PROPERTY TYPE	Flex
AVAILABLE SF ±	13,992
SALE PRICE	\$1,250,000
LEASE RATE	\$6.95, Modified Gross

### DESCRIPTION

±13,992 SF flex building consisting of ±6,000 SF showroom/office space on the upper level, ±6,000 SF of storage on the lower level, and ±1,922 SF of warehouse on the upper level with 2 dock doors; (1) 10' x 14' and (1) 10' x 8'. Ample power, three restrooms upstairs and two restrooms on the lower level. Located between East Wendover Avenue and East Bessemer Avenue.



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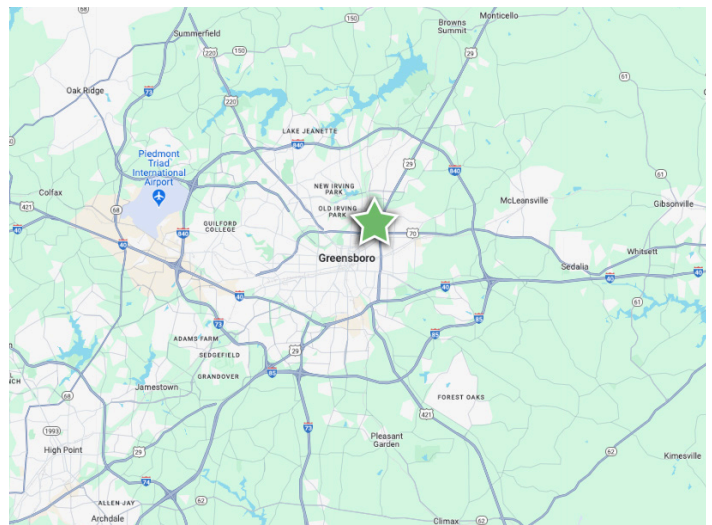
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## KEY FEATURES

- ±13,992 SF flex building
- ±6,000 SF of storage on the lower level
- ±6,000 SF showroom/office space and ±1,922 SF of warehouse on the upper level
- 2 dock doors; (1) 10' x 14' and (1) 10' x 8'
- Located between East Wendover Avenue and East Bessemer Avenue



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## PROPERTY INFORMATION

PROPERTY TYPE	Flex	PROPERTY SUBTYPE	Warehouse
AVAILABLE SF ±	13,992	RESTROOMS	5
ACRES ±	0.51	FLOORS	2
YEAR BUILT	1959	ROOF	Rubber Membrane, 2018
YEAR RENOVATED	2021	BUILDING EXTERIOR	Brick
PARKING	20+ Surface	DOCK DOORS	2; 10' x 14' and 10' x 8'
ZONING	CM	ELECTRICAL	400a/220v

## PRICING & TERMS

SALE PRICE	\$1,250,000	LEASE RATE	\$6.95, Modified Gross
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