

# 1038 HOMELAND AVENUE

FOR SALE/LEASE | GREENSBORO, NC 27405

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COMMERCIAL REAL ESTATE



FLEX BUILDING FOR SALE/LEASE

## PROPERTY HIGHLIGHTS

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

## DESCRIPTION

$\pm 13,992$  SF flex building consisting of  $\pm 6,000$  SF showroom/office space on the upper level,  $\pm 6,000$  SF of storage on the lower level, and  $\pm 1,922$  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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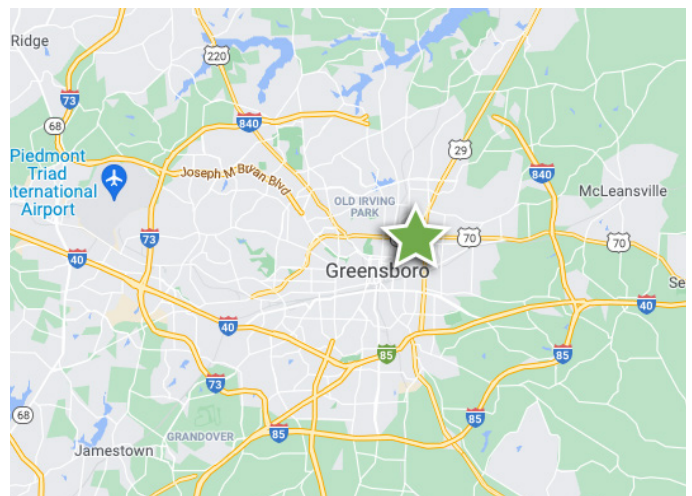
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## KEY FEATURES

- ±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 dock doors; 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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## DESCRIPTION

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