

205 S. WESTGATE DRIVE

FOR SALE/LEASE | GREENSBORO, NC 27407

Linville | Team Partners

COMMERCIAL REAL ESTATE



PROPERTY HIGHLIGHTS

PROPERTY TYPE	Flex/Industrial
AVAILABLE SF ±	6,000
SALE PRICE	\$825,000
LEASE RATE	\$14.75, Modified Gross

DESCRIPTION

Great opportunity to own or lease ±6,000 SF of flex space in the Pomona Business Park! Located right off of W. Wendover Avenue. ±5,000 SF of office space and ±1,000 SF of warehouse space with a 10' x 8" drive-in door. The space features a lobby/reception area, 4 offices, 3 restrooms, a large open workspace, and a kitchen. Suitable for a multitude of business uses.



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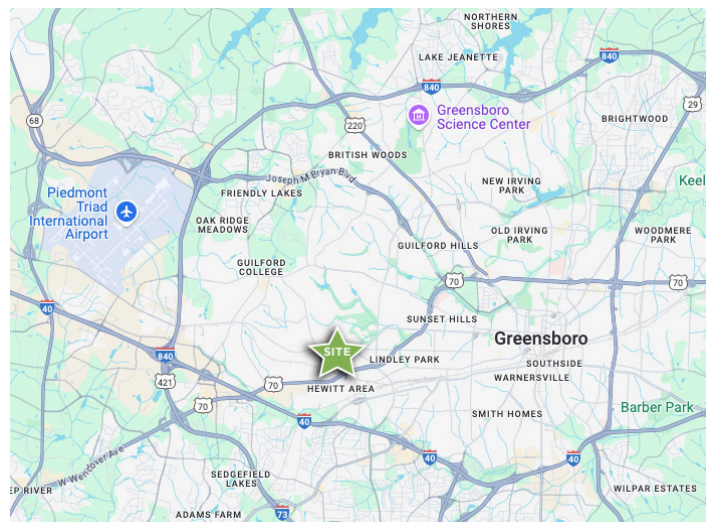
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KEY FEATURES

- ±6,000 SF of flex space in the Pomona Business Park
- Located right off of W. Wendover Avenue
- ±5,000 SF of office space and ±1,000 SF of warehouse space
- 10' x 8" drive-in door
- Features a lobby/reception area, 4 offices, 3 restrooms, a large open workspace, and a kitchen



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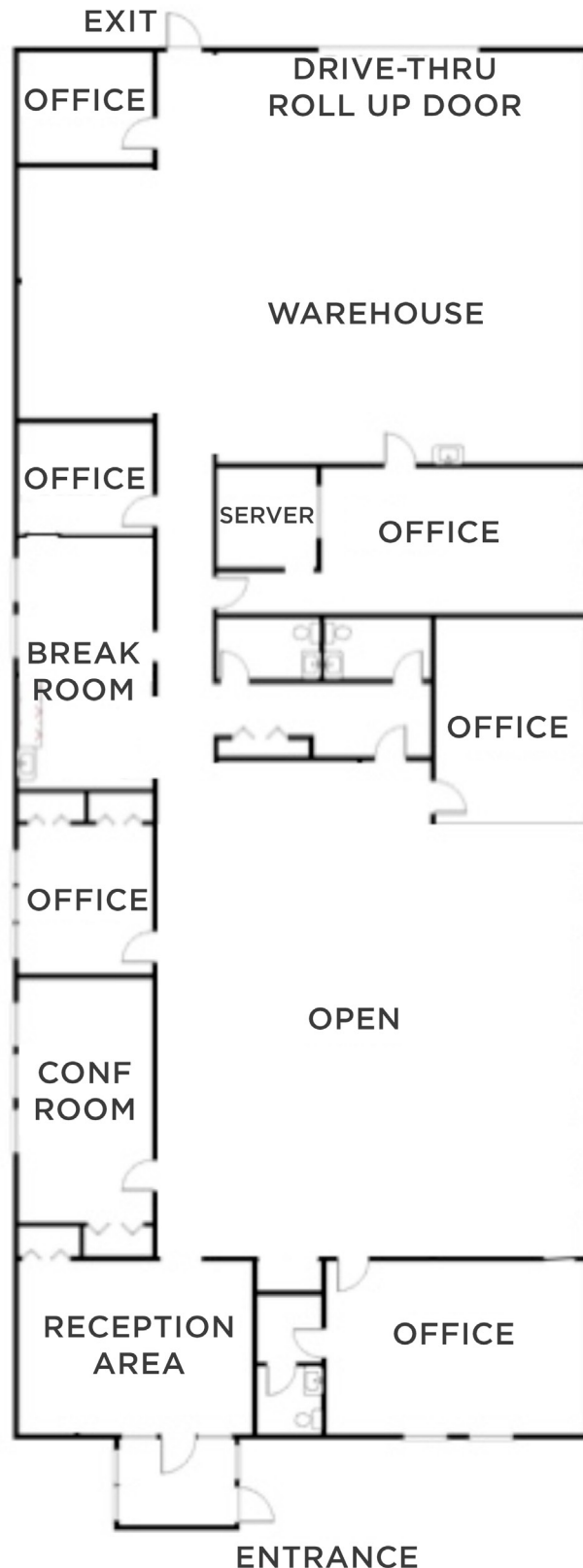
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FLOOR PLAN



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PROPERTY INFORMATION

PROPERTY TYPE	Flex/Industrial	ROOF TYPE	Flat
AVAILABLE SF ±	6,000	ELECTRICAL	Duke
ACRES	0.87	HEAT/AIR	Central
YEAR BUILT	1984	ZONING	CP
BUILDING EXTERIOR	Block	TAX PIN	7844549316

PRICING & TERMS

SALE PRICE	\$825,000	LEASE RATE	\$14.75, Modified Gross
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