

# 1225 RAIL STREET

FOR LEASE | GREENSBORO, NC 27407

Linville | Team Partners

COMMERCIAL REAL ESTATE



STAND-ALONE FLEX/INDUSTRIAL

## PROPERTY HIGHLIGHTS

PROPERTY TYPE	Flex/Industrial
AVAILABLE SF ±	3,000
LEASE RATE	\$3,500/Month, Modified Gross

## DESCRIPTION

Great stand-alone flex/industrial building in Greensboro for lease! The property is fully fenced with gated entrance and surface parking in the front. The building is ±3,000 SF and features a lobby/waiting room with 2 restrooms, a private office, and a warehouse space with a drive-in/roll up door. Located off of Patterson Avenue, and 0.2 miles from the on-ramp to I-40.



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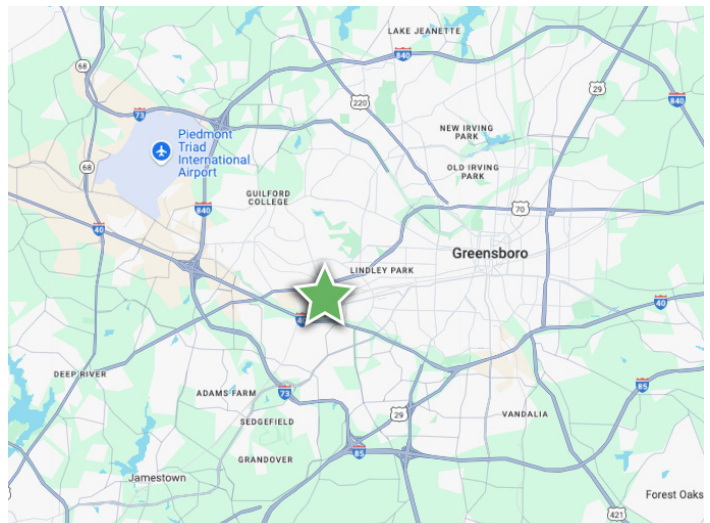
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## KEY FEATURES

- Stand-alone flex/industrial building
- Fully fenced with gated entrance and surface parking in the front
- Features a lobby/waiting room with 2 restrooms, a private office, and a warehouse space with a drive-in/roll up door
- 0.2 miles from the on-ramp to I-40





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## PROPERTY INFORMATION

PROPERTY TYPE	Flex/Industrial	PARKING	Surface
AVAILABLE SF ±	3,000	TAX PIN	7843-48-9809
YEAR BUILT	2007		

## PRICING & TERMS

LEASE RATE	\$3,500/Month	LEASE TYPE	Modified Gross
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