

4827 W. GATE CITY BLVD.

FOR SALE | GREENSBORO, NC 27407

Linville | Team Partners

COMMERCIAL REAL ESTATE



PROPERTY HIGHLIGHTS

PROPERTY TYPE	Flex/Industrial
PROPERTY SUBTYPE	Showroom/Warehouse
AVAILABLE SF ±	25,000
SALE PRICE	\$2,490,000

DESCRIPTION

Special opportunity to own the former Greensboro Ducati dealership. ±25,000 SF of impressive showroom/warehouse/office sandwiched between I-73 and I-40. The 1.73 acre lot provides additional parking or outdoor storage potential. Perfect corporate headquarters for any single user or group looking to subdivide the space into a multi-tenant facility amidst ongoing Greensboro growth/development.



DOM MAGGIO

E Dom@LTPcommercial.com

M 443.540.9293

P 336.724.1715

NICK GONZALEZ

E Nick@LTPcommercial.com

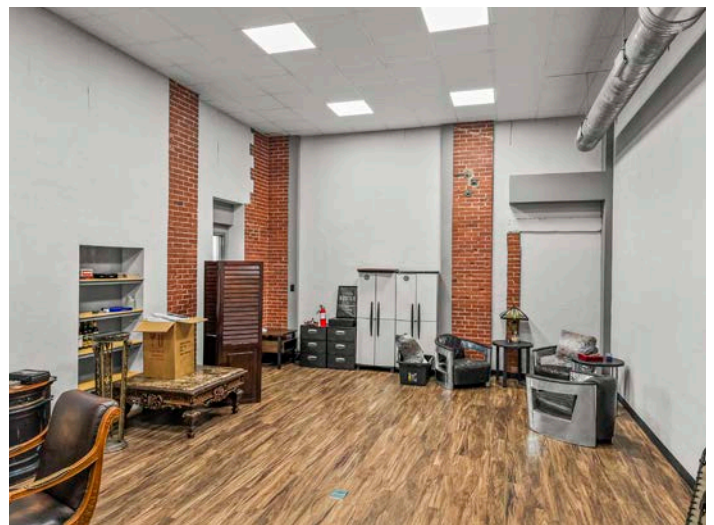
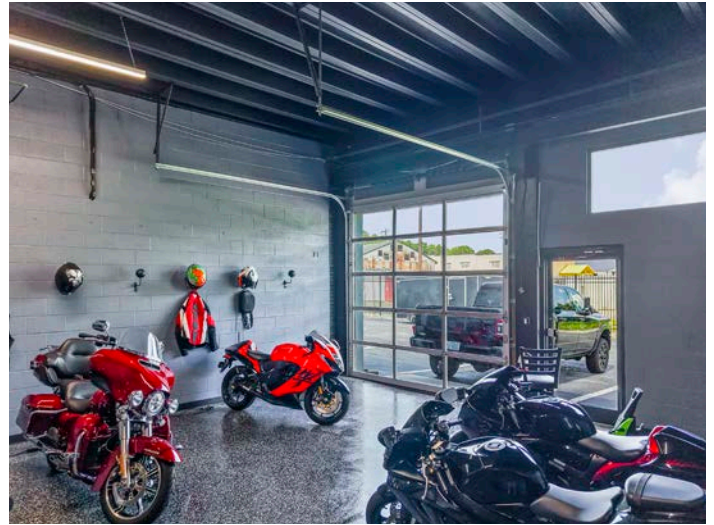
P 336.724.1715

4827 W. GATE CITY BLVD.

FOR SALE | GREENSBORO, NC 27407

Linville | Team Partners

COMMERCIAL REAL ESTATE



L | T

206 W. FOURTH STREET • WINSTON-SALEM • NORTH CAROLINA • 27101

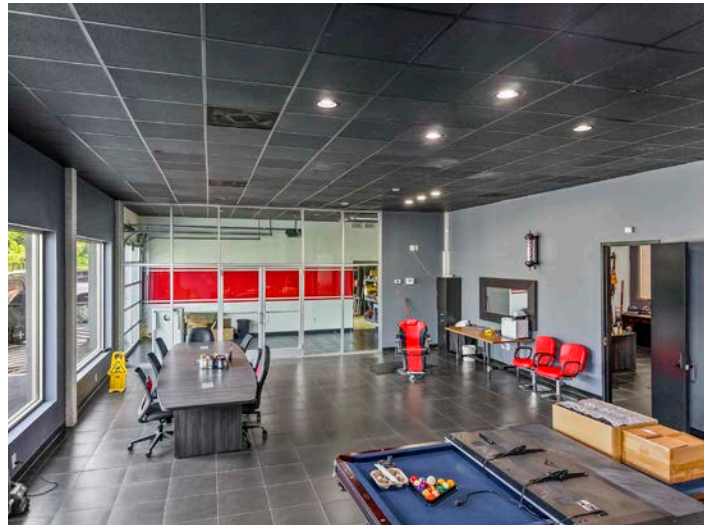
LTPCOMMERCIAL.COM • 336.724.1715

4827 W. GATE CITY BLVD.

FOR SALE | GREENSBORO, NC 27407

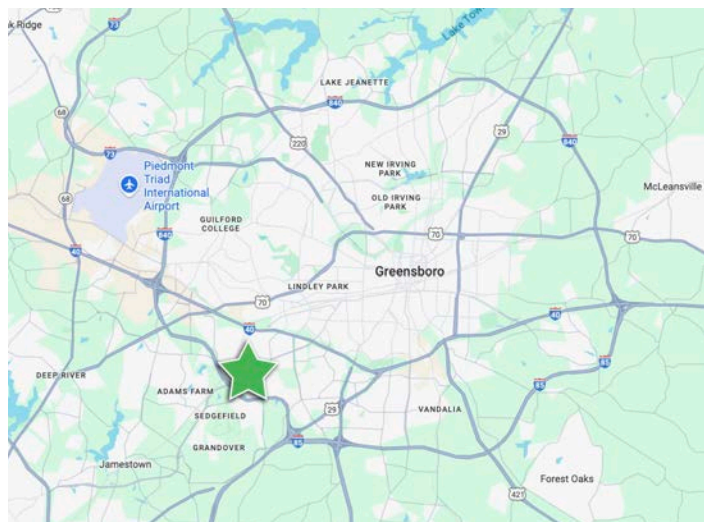
Linville | Team Partners

COMMERCIAL REAL ESTATE



KEY FEATURES

- ±25,000 SF of climate-controlled showroom/warehouse/office
- 4 docks, 6 exterior drive-ins, 5 interior roll-up doors
- Great frontage on W. Gate City Blvd. across from new Sheetz development
- 0.5 miles from I-73 and 2.5 miles from I-40
- Ample parking and outdoor storage potential on the 1.73 acre lot



L | T

206 W. FOURTH STREET • WINSTON-SALEM • NORTH CAROLINA • 27101

LTPCOMMERCIAL.COM • 336.724.1715

4827 W. GATE CITY BLVD.

FOR SALE | GREENSBORO, NC 27407

Linville | Team Partners

COMMERCIAL REAL ESTATE



PROPERTY INFORMATION

PROPERTY TYPE	Flex/Industrial	PROPERTY SUBTYPE	Showroom/Warehouse
AVAILABLE SF ±	25,000	DOCK DOORS	4
ACRES	1.73	DRIVE-IN DOORS	6
ZONING	LI		

PRICING & TERMS

SALE PRICE	\$2,490,000
------------	-------------

DESCRIPTION

Special opportunity to own the former Greensboro Ducati dealership. ±25,000 SF of impressive showroom/warehouse/office sandwiched between I-73 and I-40. The 1.73 acre lot provides additional parking or outdoor storage potential. Perfect corporate headquarters for any single user or group looking to subdivide the space into a multi-tenant facility amidst ongoing Greensboro growth/development.

The information contained herein has been taken from sources deemed to be reliable. Linville Team Partners makes no representation or warranties, expressed or implied, as to the accuracy of this information. All information in this document is subject to verification prior to purchase or lease.

L | T

206 W. FOURTH STREET • WINSTON-SALEM • NORTH CAROLINA • 27101

LTPCOMMERCIAL.COM • 336.724.1715