

INFILL FLEX / WAREHOUSE WITH HEAVY POWER



BRAND NEW SPEC OFFICE

Property Highlights

- **±16,000 SF**
- Masonry construction
- Ample parking
- Professionally managed
- Central Greensboro location with great access to amenities

- ± 1,798 SF brand new office with 11' finish ceiling
- Outstanding location off Wendover Ave with great proximity to I-40 (1.6 miles)
- Wet Sprinkler System

(Call For Lease Rate)

- Electrical serviced by Duke Energy
- Piedmont Natural Gas
- City of Greensboro Water/ Sewer



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Location Overview



Property Overview



Property Features

BUILDING SF: **±16,000 SF**

OFFICE: **±1,798 SF**

CLEAR HEIGHT: **14'**

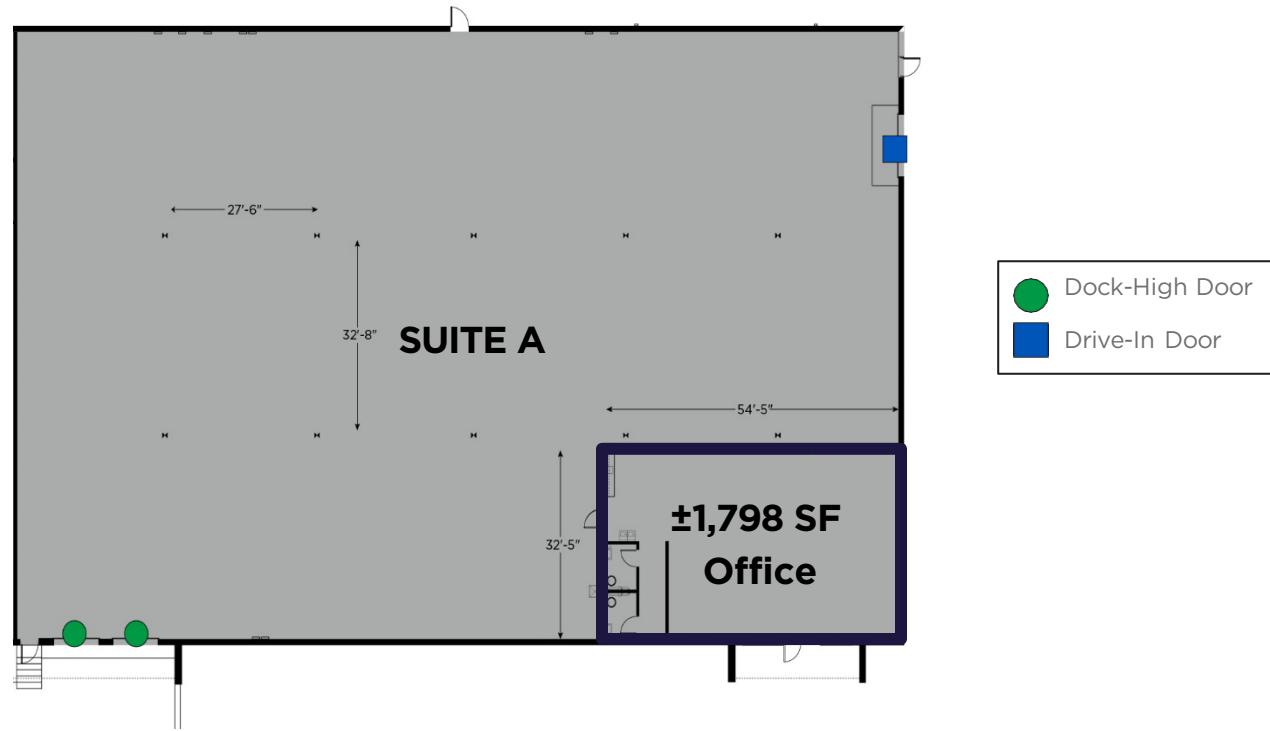
SPRINKLER: **WET SYSTEM**

COLUMN SPACING: **32' 8" X 27' 6"**

DOCK DOORS: **(2) 8' x 8' (2)**

DRIVE-IN DOOR: **(1) 10' x 10**

POWER: **2,000 AMPS**





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