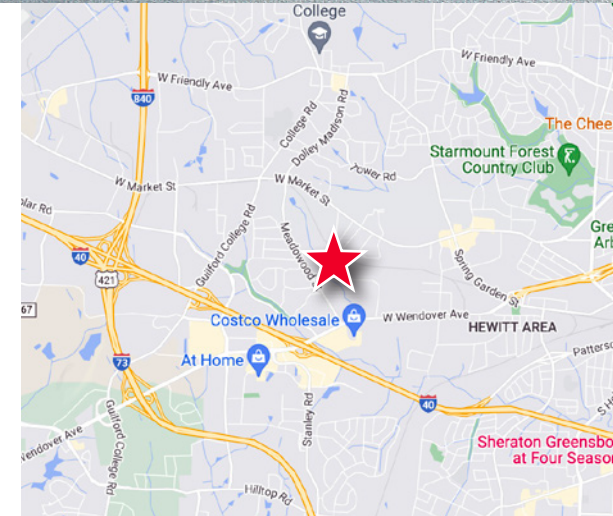




16,000 SF SINGLE TENANT AVAILABLE FOR LEASE

Property Highlights

- **Call for lease rate**
- **16,000 SF (4,182 SF Office)**
- Single Tenant Building
- Outstanding Location off Wendover Ave with Great Proximity to I-40
- Infill Distribution Opportunity
- One (1) 8' x 8' Dock Door
- One (1) 8' x 10' Dock Door w/ Pit Leveler
- One (1) 12' x 12' Drive-in Door
- 14' Clear Height
- Wet Sprinkler System
- Zoned Light Industrial
- LED Lighting
- Electrical serviced by Duke Energy
- Piedmont Natural Gas
- City of Greensboro Water/Sewer

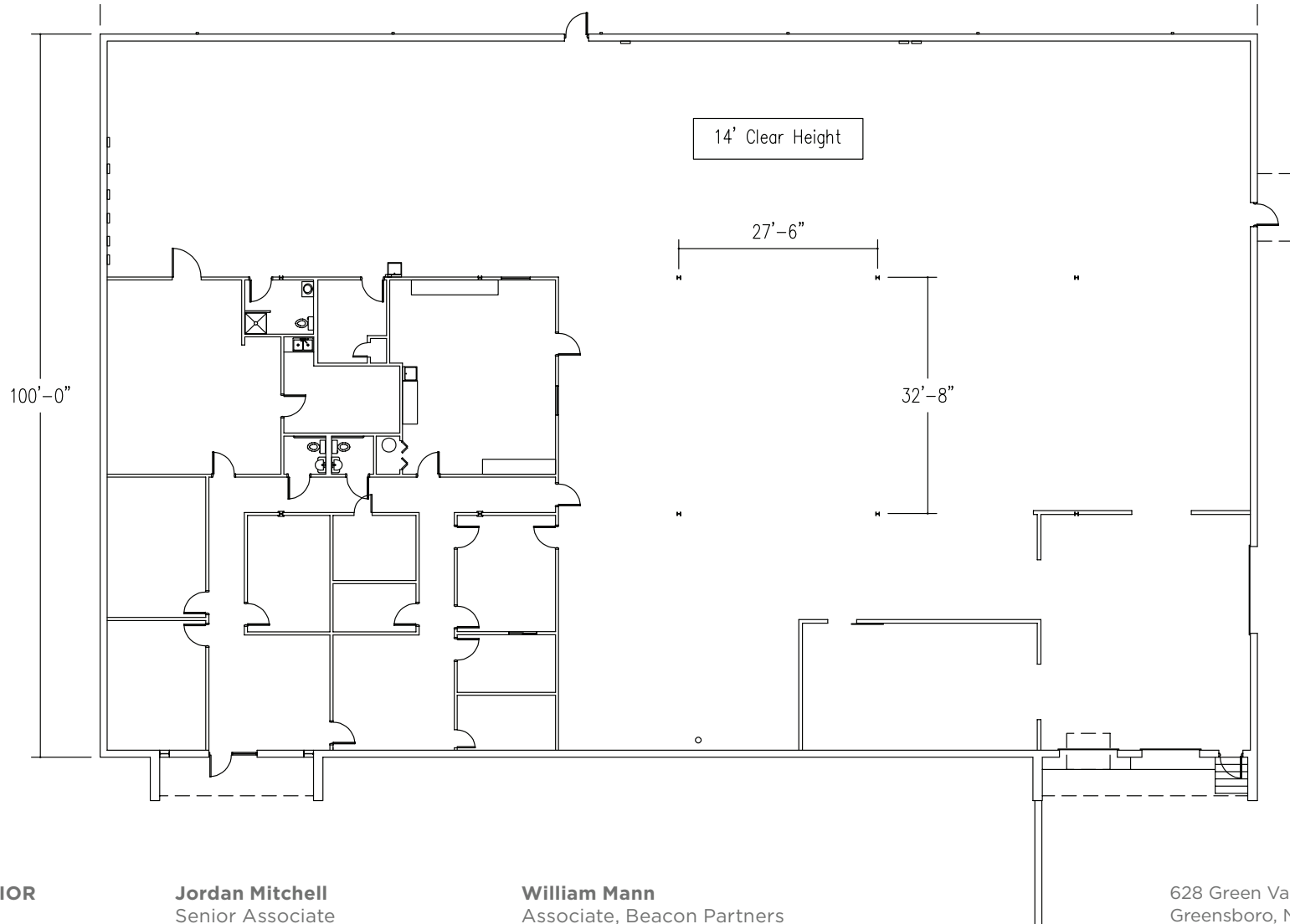


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FLOOR PLAN



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