



INDUSTRIAL BUILDING FOR SALE OR LEASE

+/- 42,000 SF

2729 PATTERSON STREET, GREENSBORO, NC 27407

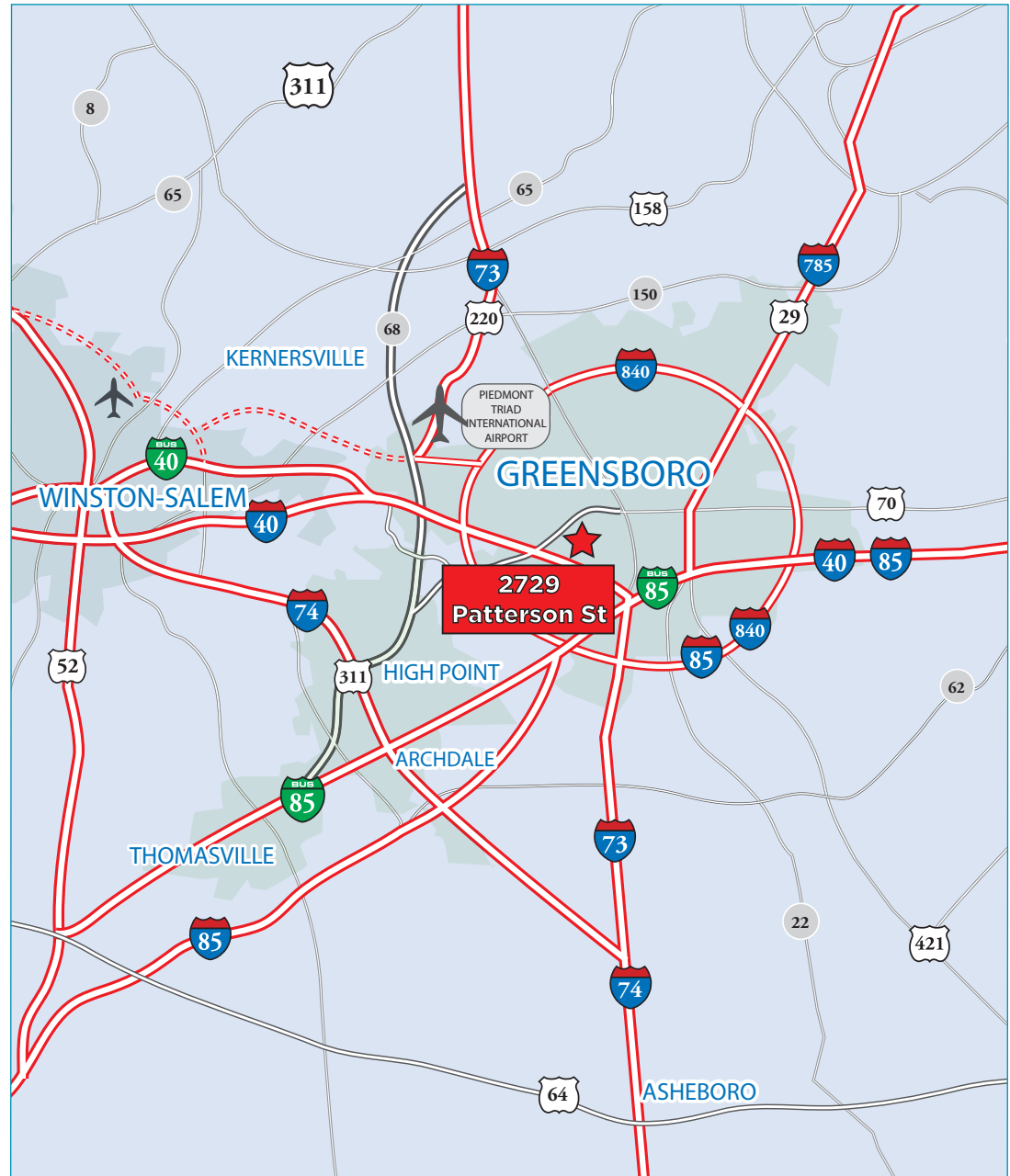


**CUSHMAN &
WAKEFIELD**

42,000 SF

2729 PATTERSON STREET, GREENSBORO, NC 27407

Address:	2729 Patterson Street Greensboro, NC 27407
Lease Rate:	\$6.25/SF NNN
Sale Price:	\$3,150,000 (\$75/SF)
Size:	+/- 42,000 SF (+/- 1,500 SF Office)
Land Area:	3.21 Acres
Product Type:	Warehouse / Manufacturing
Year Built:	1966
Zoning:	HI - Heavy Industrial
Clear Height:	18' Clear
Parking:	90 Spaces
Existing Lease:	Expires January 2027
Sprinkler:	Wet System
Electrical:	Panel shows 1,200 Amp 600 V with a 225 KVA transformer
Lighting:	Florescent
HVAC:	In Office
Loading:	One (1) Loading Dock w/ability to potentially add additional docks
Other:	Rare HI zoned industrial building with the ability for outdoor storage



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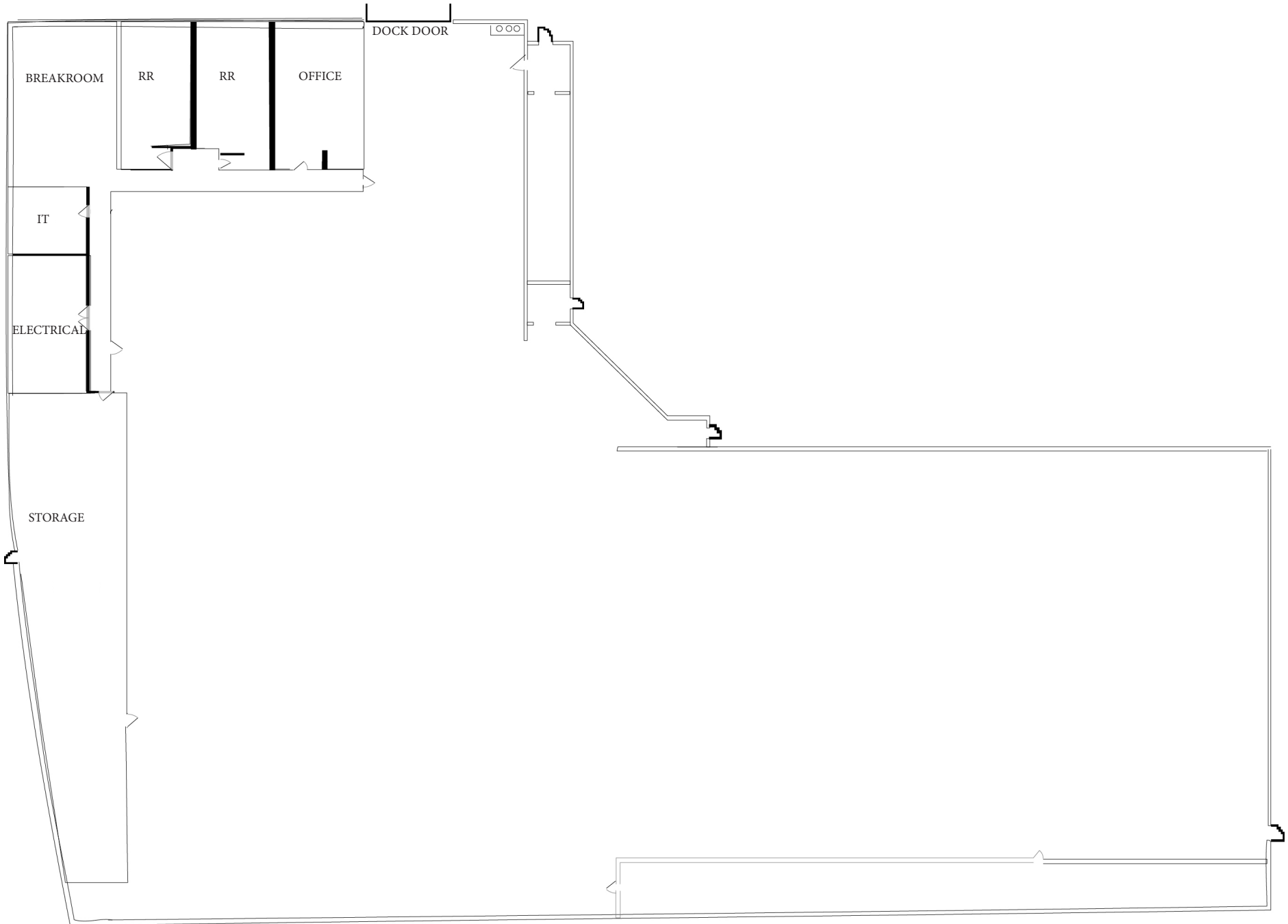
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42,000 SF

2729 PATTERSON STREET, GREENSBORO, NC 27407

FLOORPLAN



42,000 SF

2729 PATTERSON STREET, GREENSBORO, NC 27407

AERIAL



42,000 SF

2729 PATTERSON STREET, GREENSBORO, NC 27407

LOCATION MAP





FOR MORE INFORMATION, CONTACT:

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