INDUSTRIAL BUILDING FOR SALE OR LEASE

+/- 42,000 SF

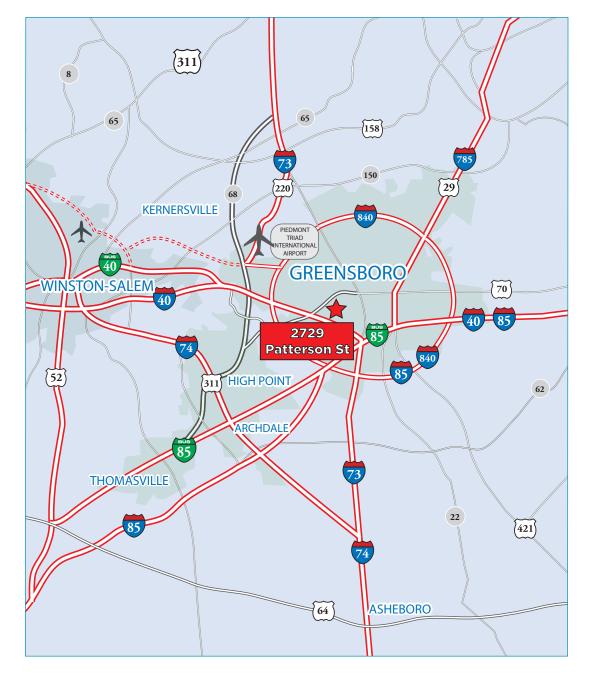
2729 PATTERSON STREET, GREENSBORO, NC 27407



42,000 SF

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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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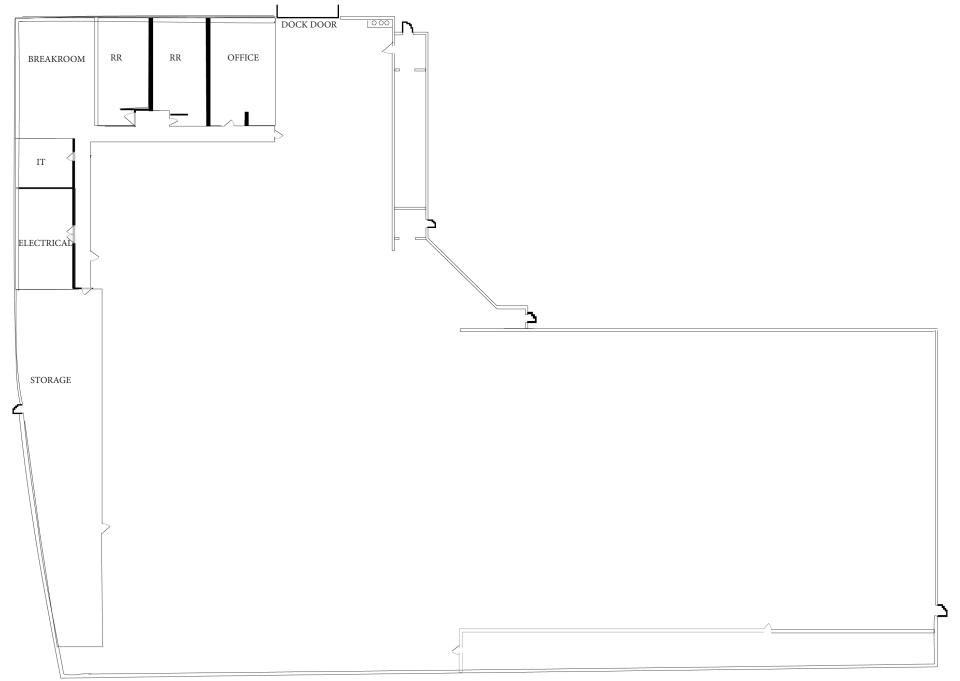
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FLOORPLAN



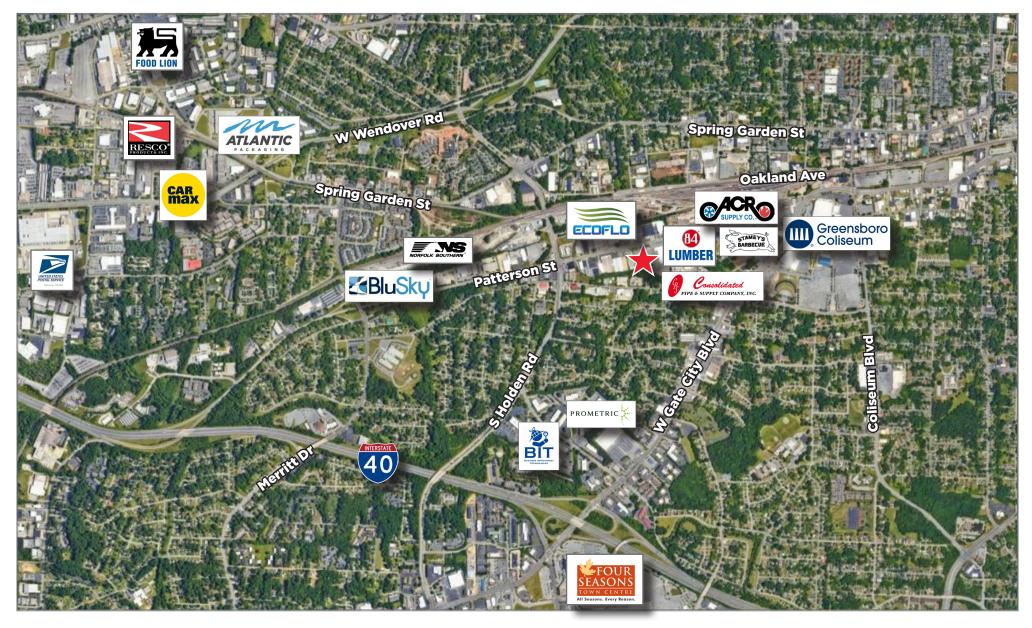








LOCATION MAP



FOR MORE INFORMATION, CONTACT:

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