

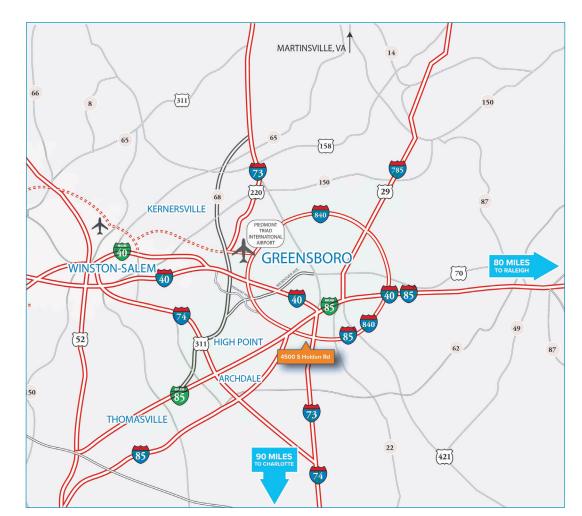
## **4500 S. HOLDEN ROAD** GREENSBORO, NC 27406

# +/- 50,000 SF WAREHOUSE / MANUFACTURING FACILITY



## +/- 50,000 SF DISTRIBUTION /MANUFACTURING FACILITY

Address:	4500 South Holden Road, Greensboro, NC 27406
County:	Guilford County, NC
Price:	\$3,500,000 (\$70/SF)
Building Size:	+/- 50,000 SF
Office Space:	+/- 9,000 SF
Site:	4.81 Acres
Product Type:	Warehouse / Manufacturing
Year Built:	1974
Zoning:	LI - Light Industrial
2023 Taxes (PSF):	\$11,192.46 (\$0.22/SF)
Clear Height:	12' to 20' Clear
Construction Type:	Clear Span Warehouse / Masonry and Metal
Roofing:	Metal with Skylights
Dock Doors:	Seven (7) Loading Docks with Edge of Dock Levelers
Drive-In Doors:	One (1) Drive-In Door
Auto Parking:	50 Auto Parking Spaces
Sprinkler:	None
Fire Suppression:	One Fire-Rated Door
HVAC:	In Office and Warehouse 2
Lighting:	T8 Fixtures
Power:	600 Amps 120/208v 3 Phase
Truck Court:	Gated and Secured Entry



Ryan Conboy, SIOR Senior Director +1 336 821 3832 ryan.conboy@cushwake.com Jordan Mitchell Director +1 336 201 0495 jordan.mitchell@cushwake.com



#### AERIAL OVERVIEW



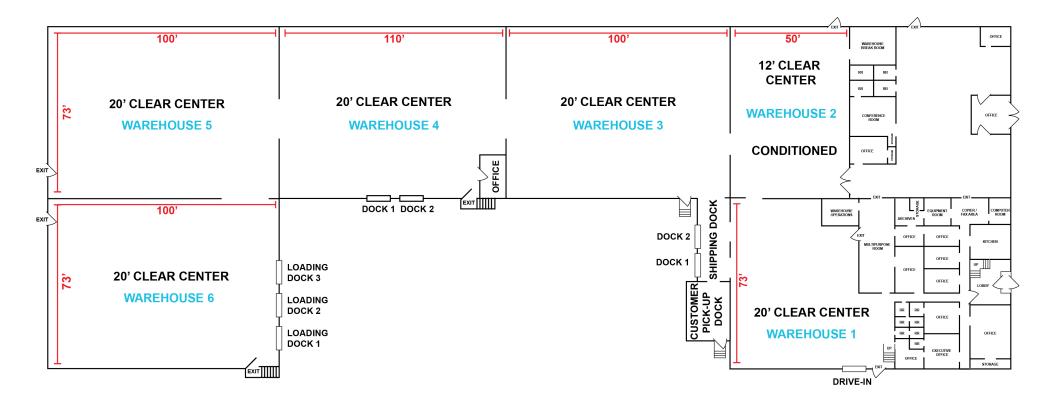


#### OFFICE LAYOUT





#### FLOOR PLAN



## +/- 50,000 SF WAREHOUSE / MANUFACTURING













©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property governmence.

#### WAREHOUSE PICTURES

#### FOR MORE INFORMATION, CONTACT:

et.

Ryan Conboy, SIOR Senior Director +1 336 821 3832 ryan.conboy@cushwake.com Jordan Mitchell Director +1 336 201 0495 jordan.mitchell@cushwake.com

Resim

©2024 Cushman & Wakefield. All rights reserved. The material in this presentation has been prepared solely for information purposes, and is strictly confidential. Any disclosure, use, copying or circulation of this presentation (or the information contained within it) is strictly prohibited, unless you have obtained Cushman & Wakefield's prior written consent. The views expressed in this presentation are the views of the author and do not necessarily reflect the views of Cushman & Wakefield. Neither this presentation nor any part of it shall form the basis of, or be relied upon in connection with any offer, or act as an inducement to enter into any contract or commitment whatsoever. NO REPRESENTATION OR WARRANTY IS GIVEN, EXPRESS OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION CONTAINED WITHIN THIS PRESENTATION, AND CUSHMAN & WAKEFIELD IS UNDER NO OBLIGATION TO SUBSEQUENTLY CORRECT IT IN THE EVENT OF ERRORS.

