

40

S. ELM - EUGENE ST

INDUSTRIAL AVE



AVAILABLE FOR LEASE > 17,371 SF
± 4000 SF OF REFRIGERATION!

211 INDUSTRIAL AVE
GREENSBORO, NC 27406

RICHARD POLLEY, CSM, RPA

TEL: 919 582 3113

richard.polley@colliers.com

Colliers
INTERNATIONAL

COLLIERS INTERNATIONAL
Raleigh-Durham
702 Oberlin Road, Suite 400
Raleigh, NC 27605
www.colliers.com/rdur



HIGHLIGHTS

17,371 SF facility containing warehouse/distribution office and refrigeration space in the Greensboro/Winston-Salem Industrial Market. The building is fully secured including interior and exterior cameras.

Comes with 4,000 SF of full-height refrigeration (25-30 tons), split between 3 separate drive-in coolers. Refrigerated space is set up with full pallet racking to efficiently utilize all the volume in coolers.

LOCATION

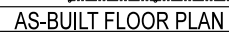
Ideally located in a prominent position affording access onto I-40 within minutes.

PROPERTY DETAILS

- > 17,371 SF
- > Rent: \$4.95 PSF/NNN
- > ± 4,000 SF of refrigeration
- > Built-in pallet racking in all 3 refrigerated areas
- > Full security inside and outside with cameras
- > LED lighting in warehouse
- > Height: 17- 10" Clear
20' (underside of deck)
- > 5 Loading docks
- > 1 Full service drive-in door
- > Large lot partially fenced and gated
- > Plenty of room for expansion

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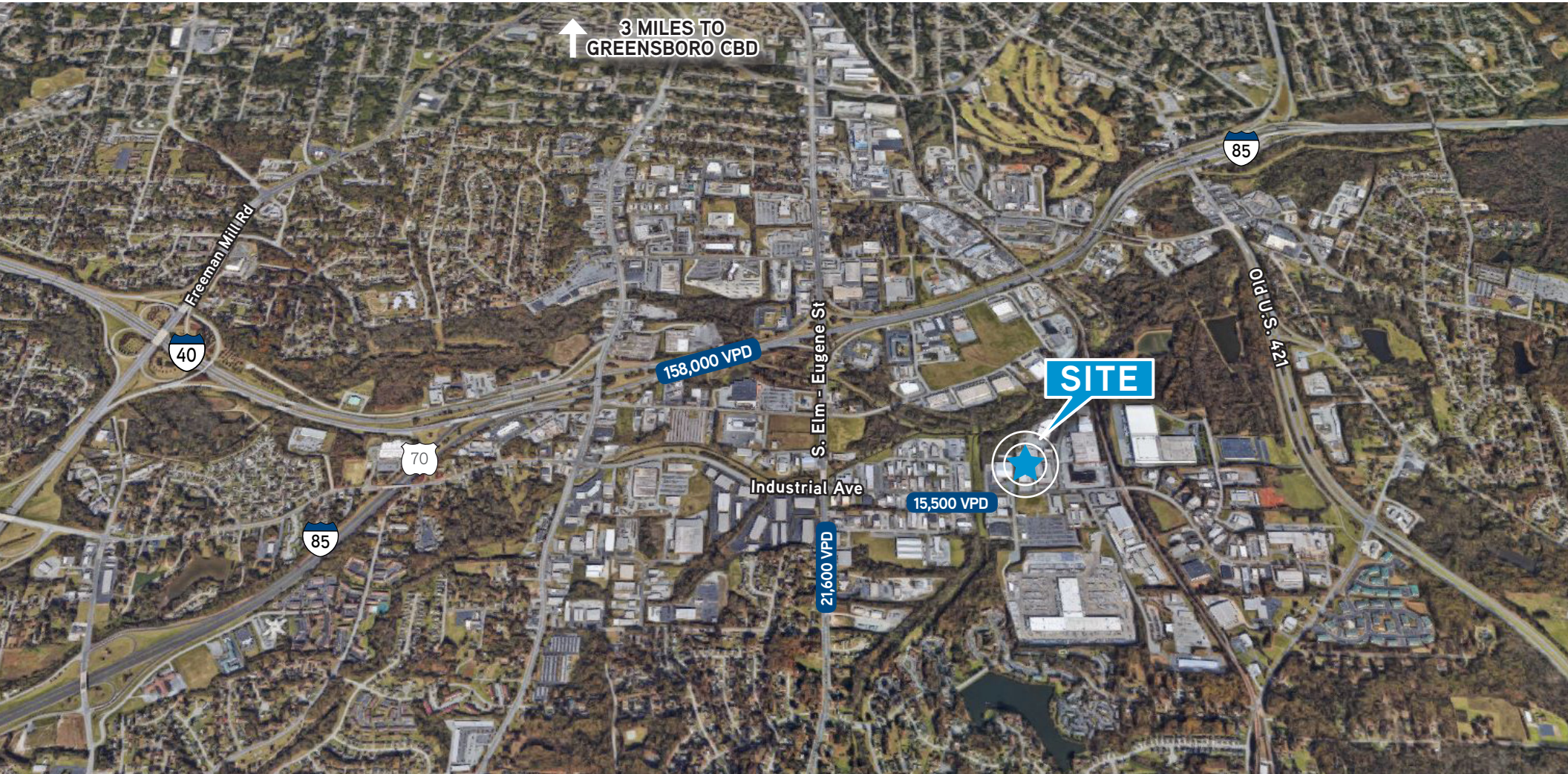
Office Space = 2,609 SF
Warehouse = 9,735 SF
Cooler = 3,798 SF
Storage = 1,229 SF



SCALE: 1/16" = 1'-0"

PROPERTY IMAGES





DEMOGRAPHICS - 5 MILES



Current Population
(2017)
139,570



Projected Population
(2022)
145,704

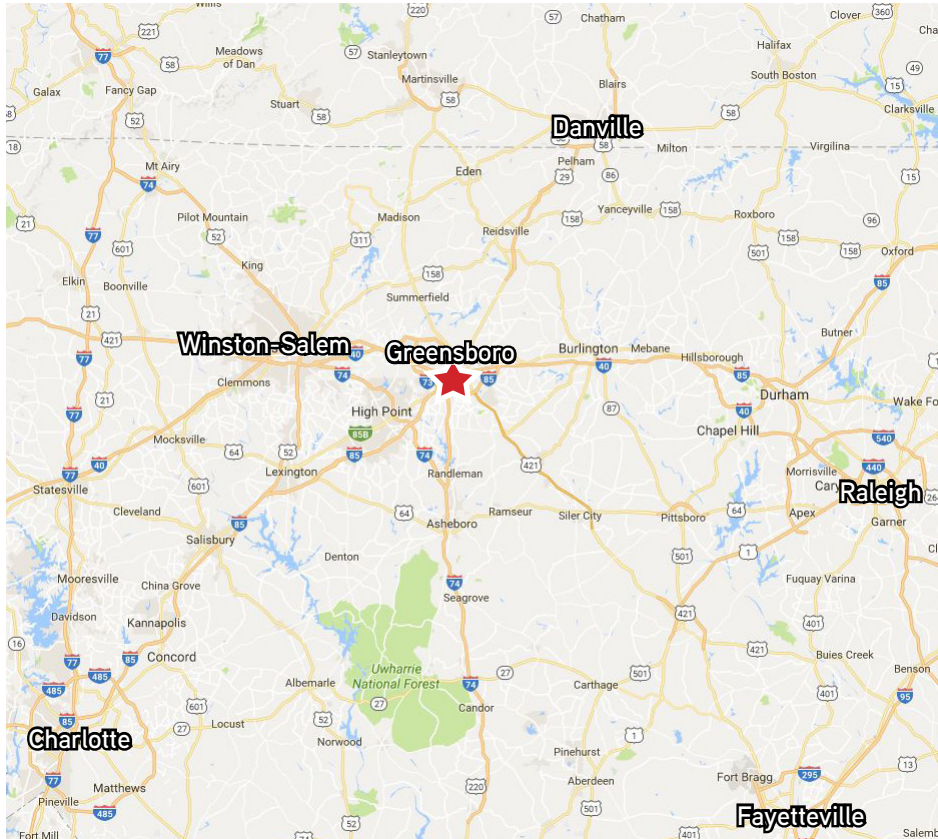


Average Household Inc
(2017)
\$51,658



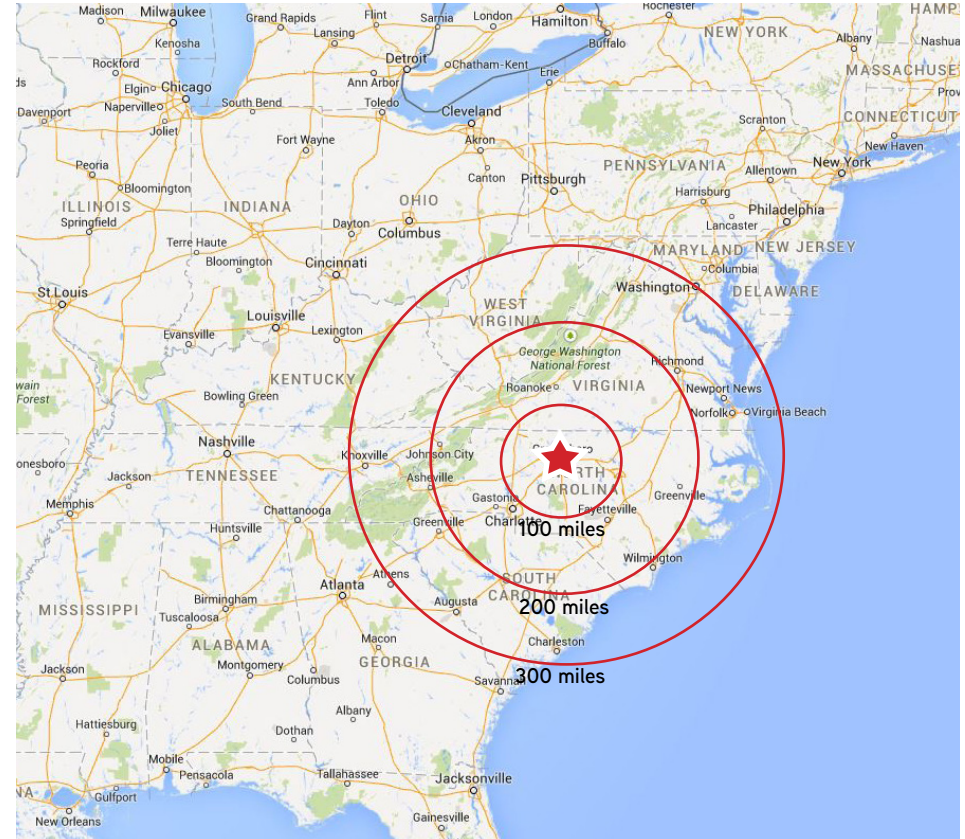
Total Households
(2017)
54,421

LOCATION MAP



DISTANCE TO:

Winston-Salem, NC - 28 miles
 Danville, VA - 49 miles
 Raleigh, NC - 77 miles
 Charlotte, NC - 89 miles
 Fayetteville, NC - 92 miles



DISTANCE TO PORTS:

Wilmington, NC - 183 miles
 Morehead City, NC - 226 miles
 Norfolk, VA - 237 miles
 Charleston, SC - 282 miles

DISTANCE TO AIRPORTS:

Piedmont Triad - 15 miles
 Smith Reynolds Airport - 30 miles
 Raleigh Durham Int'l - 66 miles
 Charlotte Douglas Int'l - 94 miles