

**FLEX SPACE
AVAILABLE
FOR SALE
OR LEASE**



4827 W. Gate City Blvd.

Greensboro, North Carolina 27407

Property Features

- Total SF: 24,301
- Situated on 1.73 Acres
- Ceiling Height: 8'
- Drive-In Doors: 6
- Zoned: LI
- Motorized Glass Garage Doors
- Full Kitchen/Break Room
- New traffic pattern with Gate City Blvd / I-73 intersection creates a great opportunity

• Demographics:

2015	1 Mile	3 Miles	5 Miles
Population	6,152	55,814	144,194
Total HH	2,486	23,182	60,137
Avg. HH Income	\$71,680	\$58,812	\$60,460



**For Sale:
\$1,400,000**

**For Lease:
\$8.95/SF**

For more information, contact:

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