

AVAILABLE
FOR SALE OR LEASE

4300 Waterleaf Court

GREENSBORO, NC
27410

32,000 +/- SF (APPROXIMATELY 2,300 SF OFFICE) ON 3.9 ACRES



For Marketing Information, Contact:

Ryan Gioffre, 336-668-9999, Ext. 127, Email Ryan@TriadCommercial.com

Kevin Kemp, 336-668-9999, Ext. 107 | Email Kevin@TriadCommercial.com

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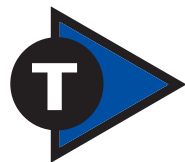
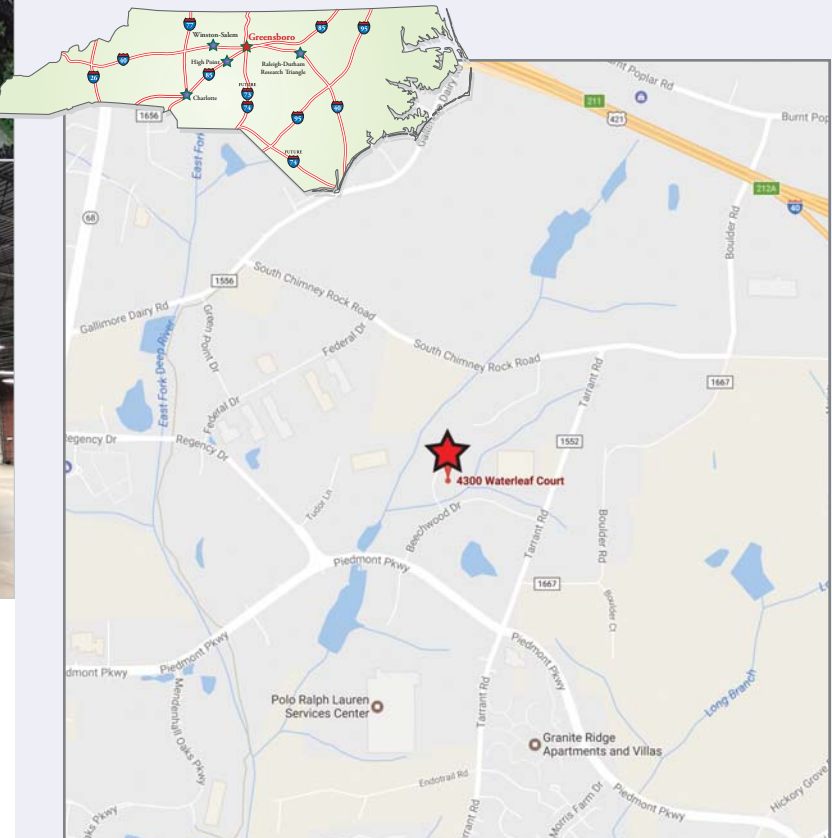
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Property Information / Highlights

- +/-32,000 SF (approximately 2,300 SF office) on 3.9 acres
- AT&T currently services the data/phone for the building
- Motion sensing T-5 lighting in warehouse
- Two (2) dock high doors (8'10') & one (1) drive in door (10'x12')
- Fully conditioned warehouse
- Ceiling height 14'7" - 17'6"
- Year built 1990
- 47 parking spaces
- Zoning-Light Industrial (LI)



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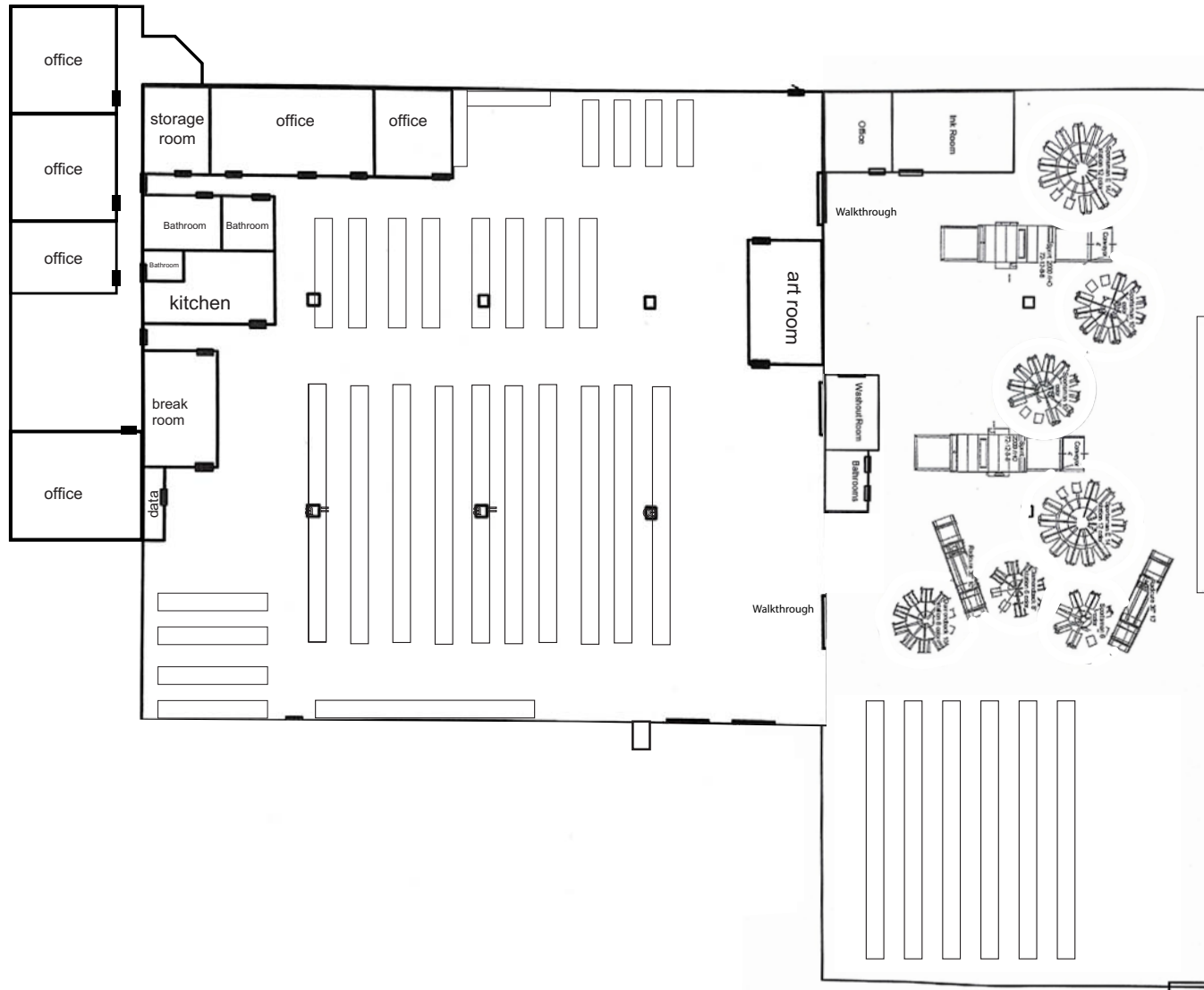
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FLOORPLAN



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