



FOR LEASE

±6,750 SF \$10.50 PSF MG
Flex Building/Light Industrial

NAI Piedmont Triad
Commercial Real Estate Services, World Wide

600 Tipton Place
Greensboro, North Carolina

PROPERTY *information*

Position your business for efficiency with this versatile $\pm 6,750$ SF flex property in Greensboro, designed for contractors, service companies, and industrial users. Featuring $\pm 6,120$ SF of warehouse/shop space, ± 630 SF of office, ten drive-in doors, HI zoning, a paint booth, LED lighting, a new roof, and updated office HVAC, this property is built for productivity. An adjacent vacant lot is also available and can be improved for Industrial Outdoor Storage (IOS), providing additional space for fleet parking, trailers, equipment, or materials if needed.

- $\pm 6,750$ SF flex building with $\pm 6,120$ SF warehouse/shop and ± 630 SF of fully conditioned office space, ideal for contractor and industrial users.
- Ten drive-in doors (6-10'x10', 2-9'x10', 2-10'x12') provide outstanding access and flexibility for loading, service vehicles, equipment, and daily operations.
- HI zoning with a paint booth, LED lighting, gas pack shop heaters, two restrooms, a new roof (2024), and office HVAC replaced in July 2024.
- Excellent fit for HVAC, electrical, plumbing, landscaping, roofing, restoration, utility, and other service or trade-related businesses.
- Adjacent vacant lot available and can be improved for Industrial Outdoor Storage (IOS), creating additional space for fleet parking, trailers, equipment, or material storage as needed.



PROPERTY *photos*



NAIPiedmont Triad

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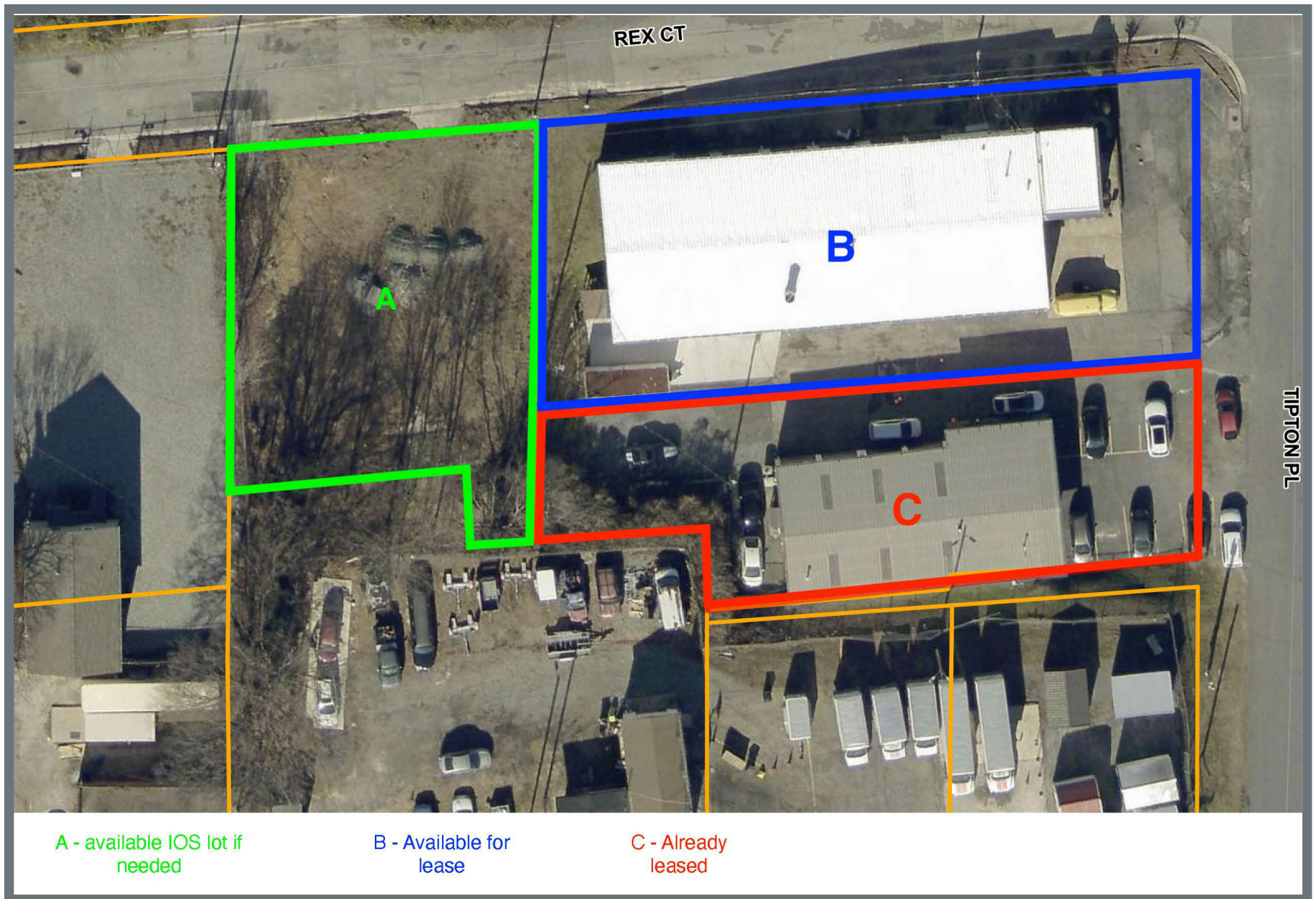
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PROPERTY *floor plan*

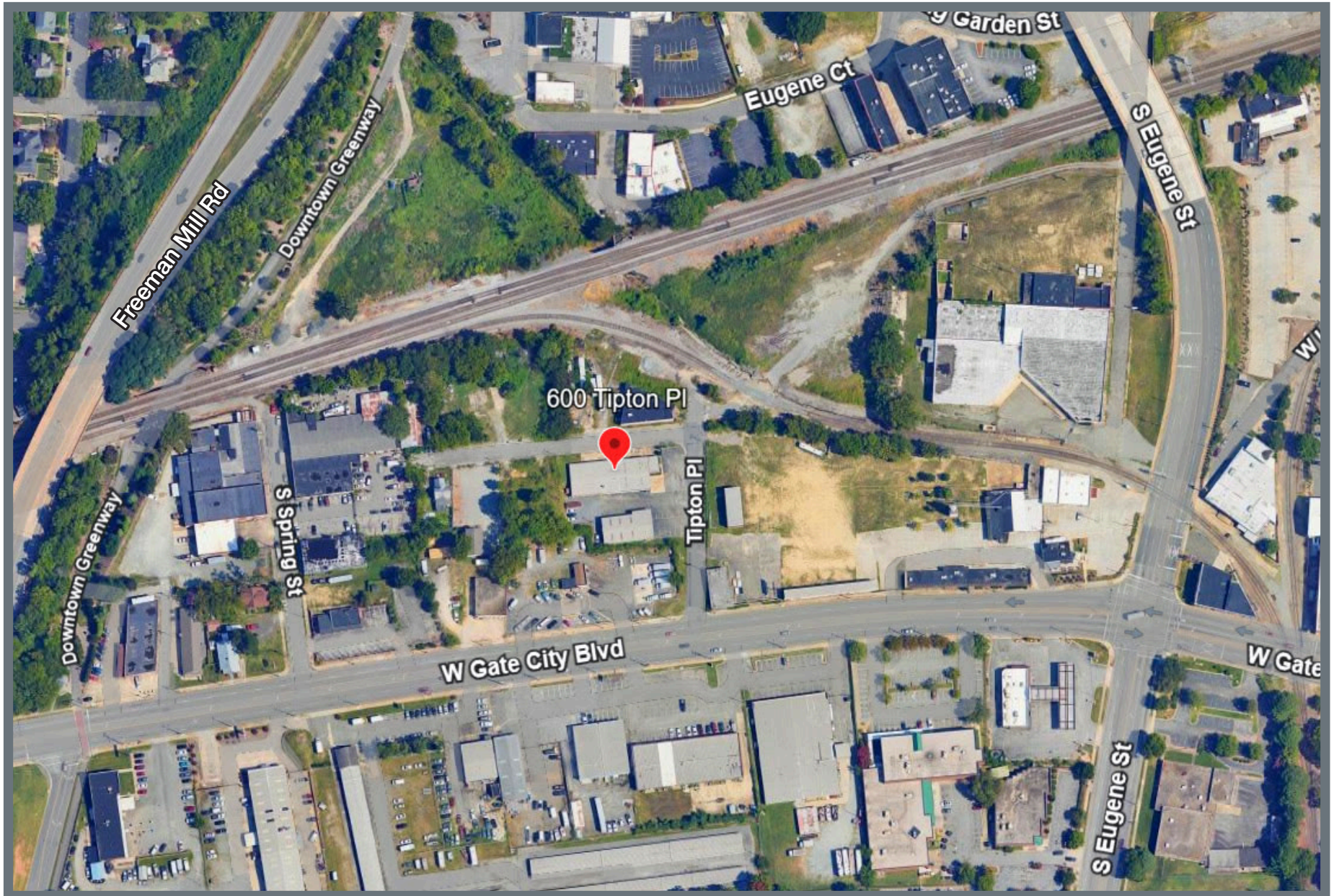


Scan QR Code for Property
Walk-Through Video

PROPERTY *use map*



PROPERTY *map*



**BROKERAGE
DEVELOPMENT
INVESTMENTS**

NAI Piedmont Triad

FOR MORE INFORMATION, CONTACT:



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