

AVAILABLE
FOR SALE OR LEASE

1916 N. Church Street

GREENSBORO, NC
27405

23,476 +/- SF OFFICE / WAREHOUSE



For Marketing Information, Contact:

Richard Montana, 336-668-9999, Ext. 140 | Email Richard@TriadCommercial.com
Ryan Gioffre, 336-668-9999, Ext. 127 | Email Ryan@TriadCommercial.com
Tom Townes, 336-668-9999, Ext. 102 | Email Tom@TriadCommercial.com



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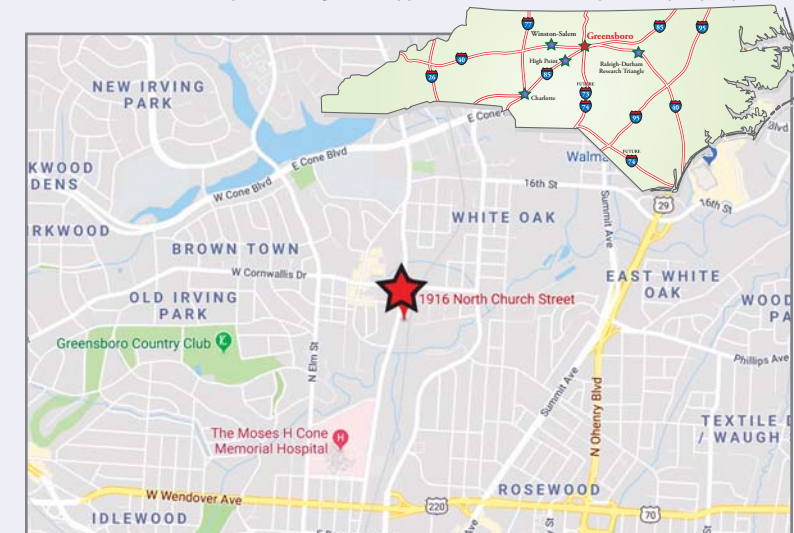
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Property Information / Highlights

Total SF:	23,476 +/- SF 2,880 +/- 2-Story Office 20,596 +/- Warehouse
Site Area:	1.54 +/- Acres securely fenced with electric gate access
Year Built:	1966 (addition completed in 1999)
Zoning:	LI - Light Industrial
Ceiling Height:	Eave Height: 14' – 17'4" +/- Center: 14'10" – 23'7" +/-
Roof:	Metal
Lighting:	LED
Electrical:	208V, 220 AMPS 460V, Phase 3
Utilities:	Electrical: Duke Power Water / Sewer: City of Greensboro Gas: Piedmont Natural Gas
Dock Doors:	Two (2) 8' x 12' One (1) 10' x 10'
Drive-In:	One (1) 12' x 14'
Sales Price:	\$995,000
Lease Rate:	TBD

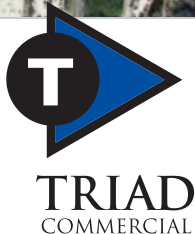
All measurements and square footages are approximate and based upon 3rd party reports



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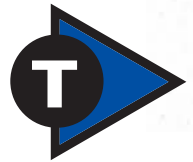
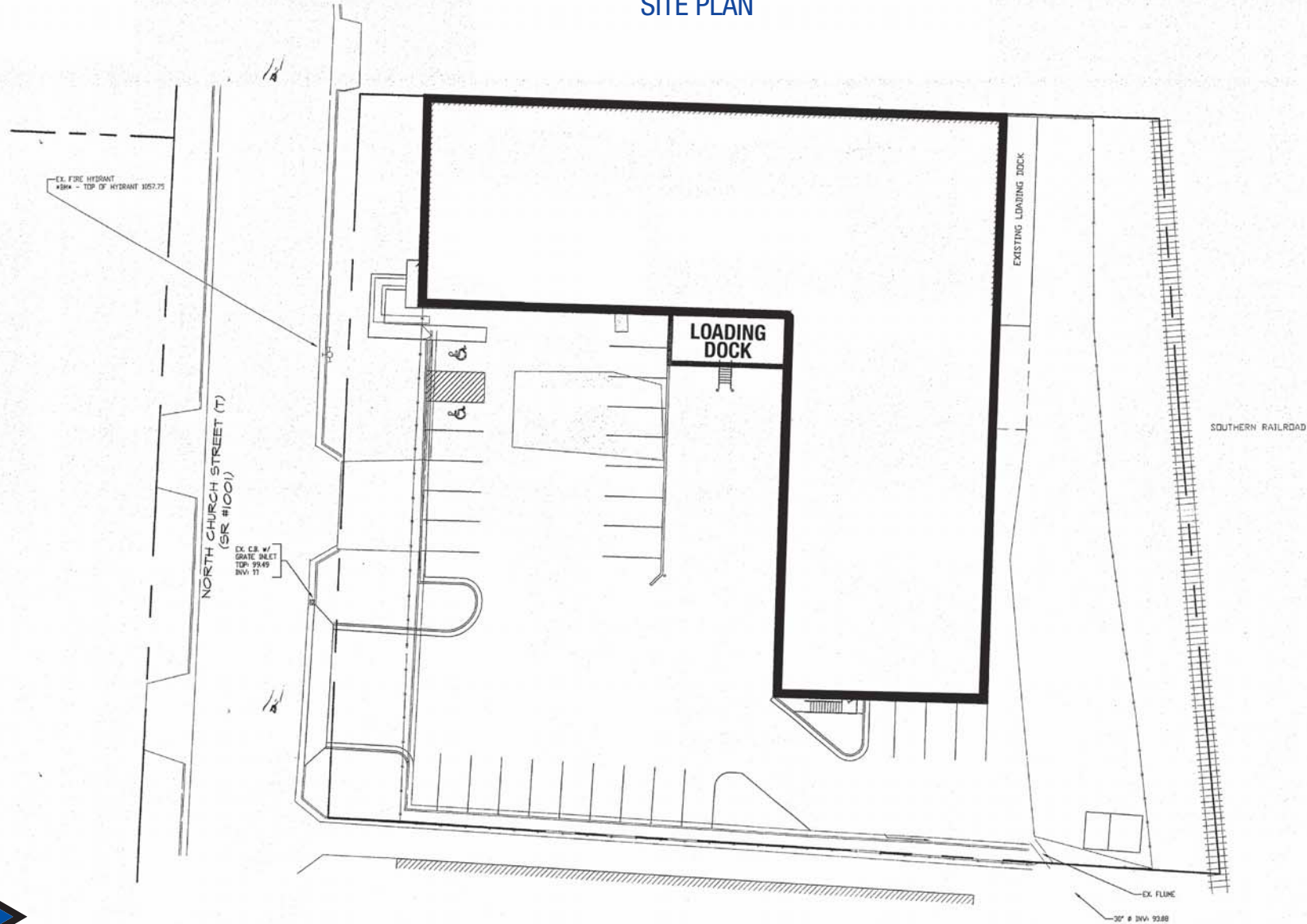


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SITE PLAN



TRIAD
COMMERCIAL

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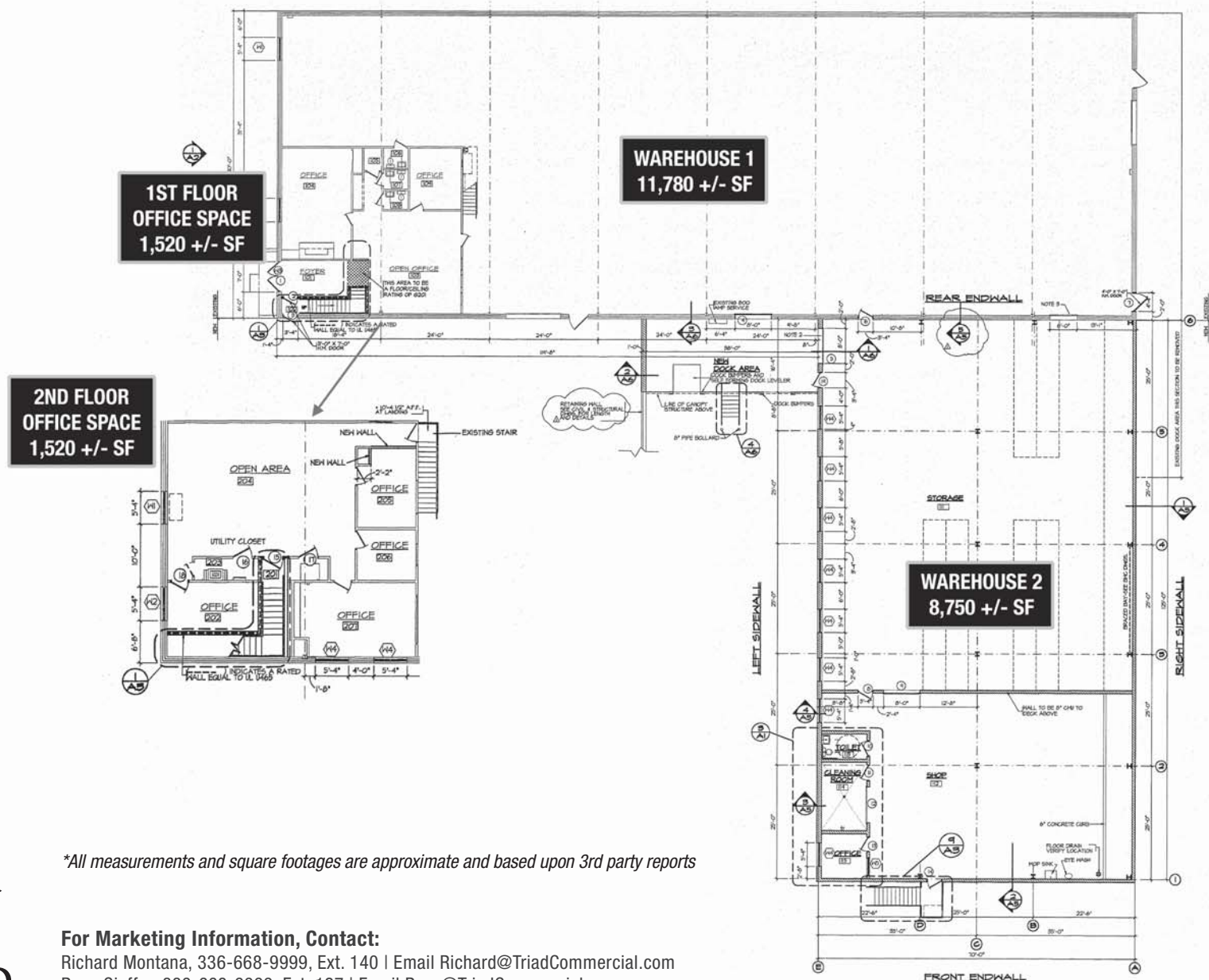
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FLOORPLAN*



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