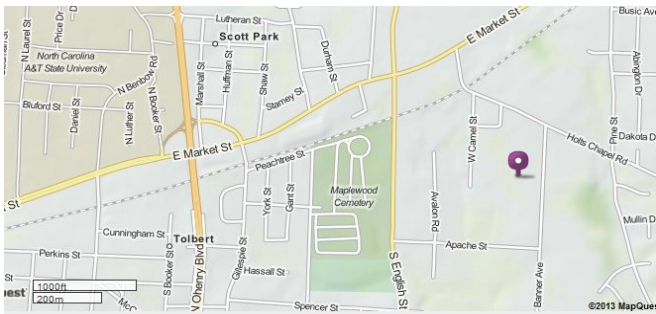
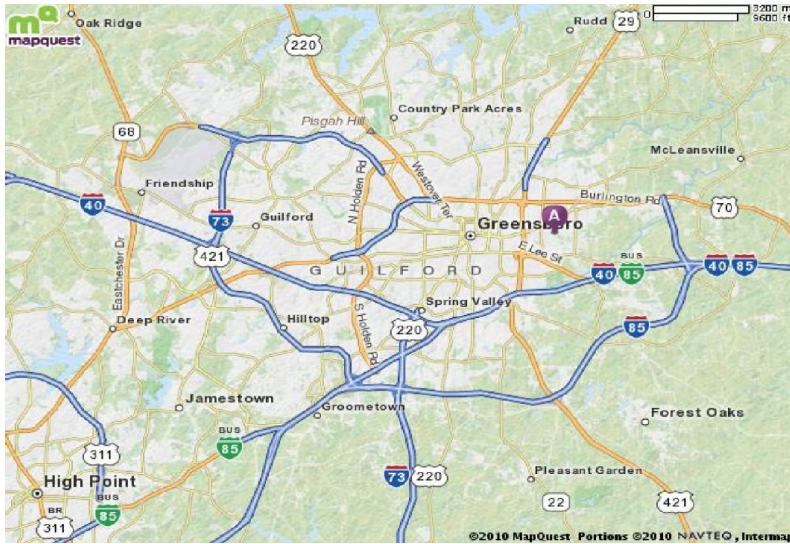


# Industrial Facility With Expansion Land

Dowell Commercial

406 Banner Avenue, Greensboro NC 27401



## This Property Offers:

**Plug & Play Industrial Building:** Updated, high quality industrial facility with rough graded, onsite expansion space and secured, outdoor storage areas. Facility could be conveyed with onsite FF&E.

**Strong Greensboro Location:** Superior access to thoroughfares due to this sites central Greensboro location; Close proximity to Highway 29, Highway 70 / Wendover Avenue, Interstate 40 / Business 85, as well as current and pending I-840. Property is also located on a Greensboro public transportation route

**Versatile Buildout:** Office areas includes a 3,000 SF sales area (open cubicle areas, hard wall offices, 288 SF conference room space, a 864 SF onsite cafeteria) as well as on floor office areas (est. 1,500 SF). Office area estimated at 13%. Industrial floor area is broken up primarily into delineated areas with pass throughs: a 104' x 120' or 12,480 SF area, a 61' x 160' or 9,760 SF area, and a 100' x 50' or 5,000 SF area (20' clear height), which does not include additional storage and dock areas.

*For details, contact:  
Sean Dowell at (919) 924-4137 or  
sean@dowellcommercial.com*

## Property Specifications:

*Guilford County Parcel ID: 00-00-0200-0-001-00-012  
Acreage: 5.94 acres  
Zoning: Light Industrial (LI)  
Building SF: Approximately 34,000 SF  
Construction: masonry / metal  
Year Built: 1965 but heavily updated recently  
Dock Doors: three (3) total with two (2) @ est. 8'5" x 9' and one (1) @ est. 8'5" x 10'; levelers on all  
Drive In Doors: two (2) @ est. 10' x 10'  
Roof: built up tar and gravel, new in 2005  
Clear Height: varied clear heights from 9'3" - 16' due to AC venting and obstructions; 18' - 20' to deck.  
Column Spacing: est. 25'6" x 53'6"  
Heat: natural gas space heaters through out  
Air: electric; interior space is fully conditioned.  
Lighting: mix fluorescent / halide  
Fire Suppression: fully sprinklered  
Air: Onsite air compression and air compression lines through out interior space  
Parking: 100 ± employee/customer parking spaces  
Security: includes perimeter fenced areas and badge / keycard access through out the facility  
Pricing: \$675,000 (\$19.85 SF)*

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