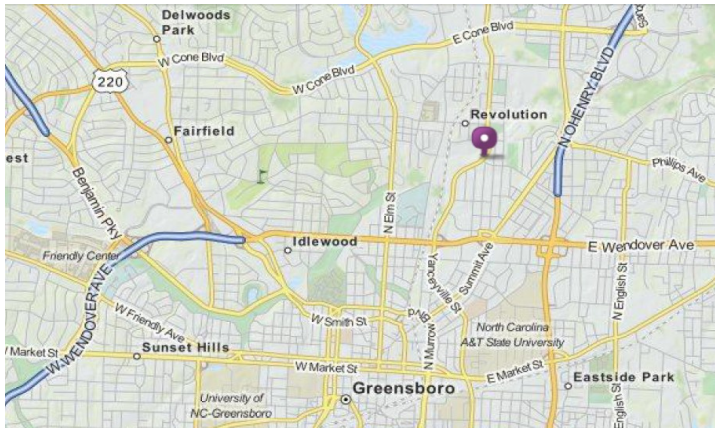


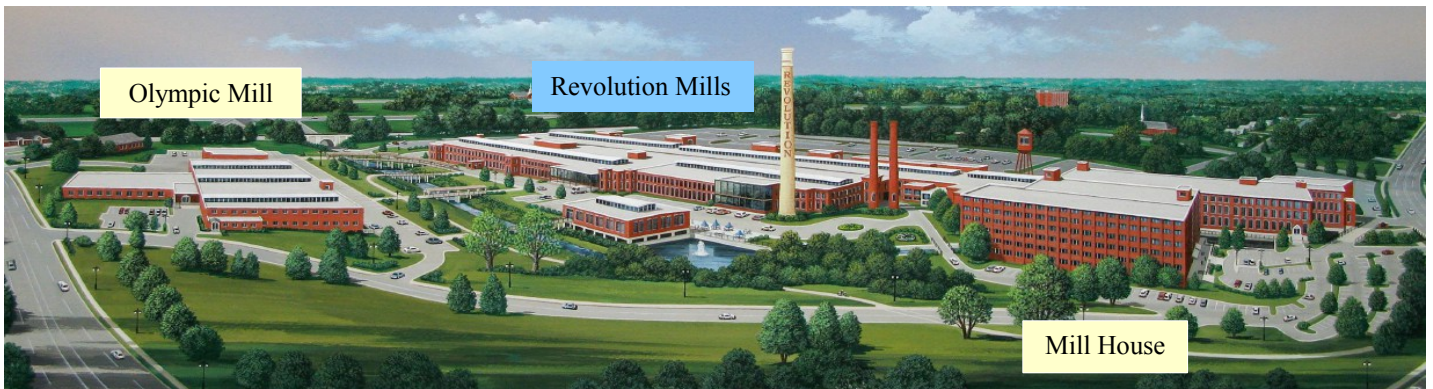
# Industrial or (re)Development Land Opportunity

Dowell Commercial

## Olympic Mill at 1601 Yanceyville Street, Greensboro NC



Area Mills Overview



### This Property Offers:

**Strong, Central Infill Location:** This well positioned infill property is located on the Yanceyville Street corridor near both Moses Cone Hospital and active Wendover Avenue. Property is in close proximity to established Greensboro neighborhoods (Fisher Park, Old Irving Park, New Irving Park) and is due north of downtown Greensboro. Site is one of the few large acreage land (re)development opportunities in the area.

**Amenities & Potential:** The building and land is adjacent to the approx. 500,000+ SF Revolution Mills mixed use historic project. Location allows for immediate access to employment opportunities and retail amenities at Revolution Mills and at State Street (Food Lion, CVS). Location would be an excellent non-residential (re)development, which could include office or medical office space. Site is on a future use planned greenway trail and has access to public transportation.

*For details, contact:  
Sean Dowell at (919) 924-4137 or  
Ken Born at (703) 980-7754*

### Site Details:

*Guilford County Parcel ID:* 0026773  
*Acreage:* Approx. 17.26 acres.  
*Zoning:* Light Industrial, Greensboro P&Z  
*Yanceyville Street Frontage:* Approx. 1,200 Feet with traffic counts of 15,000+ VPD (2011 DOT counts)  
*Building SF:* Approx 159,327 SF  
*Building Layout:* Generally open floor plan over two floors; the basement level only has three sides exterior access due to site grade changes. 14'+ clear height.  
*Construction:* Built 1951. Masonary and block walls. Floors of maple (main level) and concrete (basement)  
*Utilities:* Immediate site access. Wet fire suppression  
*Topography:* Large grade change  
*Riparian Impact:* Building is located near Buffalo Creek. Lower floor development will require a flood wall.  
*Existing Use:* Multi-tenant industrial facility with a rental income steam. More information available upon request.

*Pricing:* \$3,650,000 (\$4.85 SF Land)

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein and same is submitted subject to errors, omissions, changes of price, rental or other conditions, withdrawn without notice, and to any specific listing conditions, imposed by our principles.

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NC Flood Plain Map

