

±13,700 SF Flex Space For Lease
.8 miles to Interstate 40

NAI Piedmont Triad

Commercial Real Estate Services, World Wide

510 CORLISS STREET
GREENSBORO, NC

PROPERTY *overview*

**510 Corliss Street, Suite B
Greensboro, NC**

±13,700 SF Total Flex Space

±2,980 SF Office

Includes Outside Yard

New Reznor Units In The Warehouse

Hvac In The Office Area

2 Loading Docks

Ample Parking Spaces

Recently Renovated

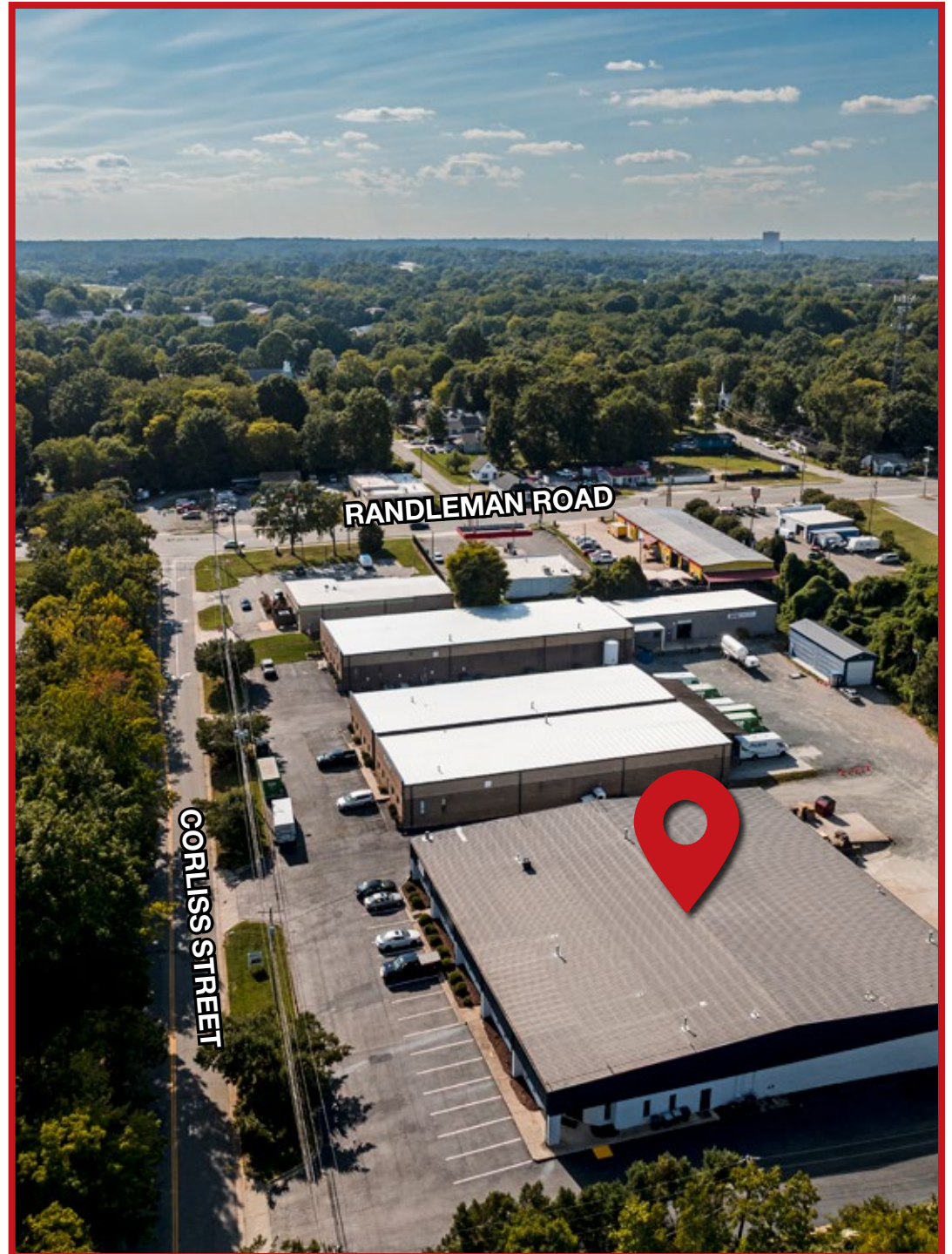
Clear Height: At the center:
Ceiling/roof deck: 22 feet
Clear under the left beam: 19 feet
Clear under the middle beam: 21 feet

At the eaves:
Ceiling/roof deck: 18 feet
Clear under the left beam: 16 feet
Clear under the middle beam: 16 feet 6 inches

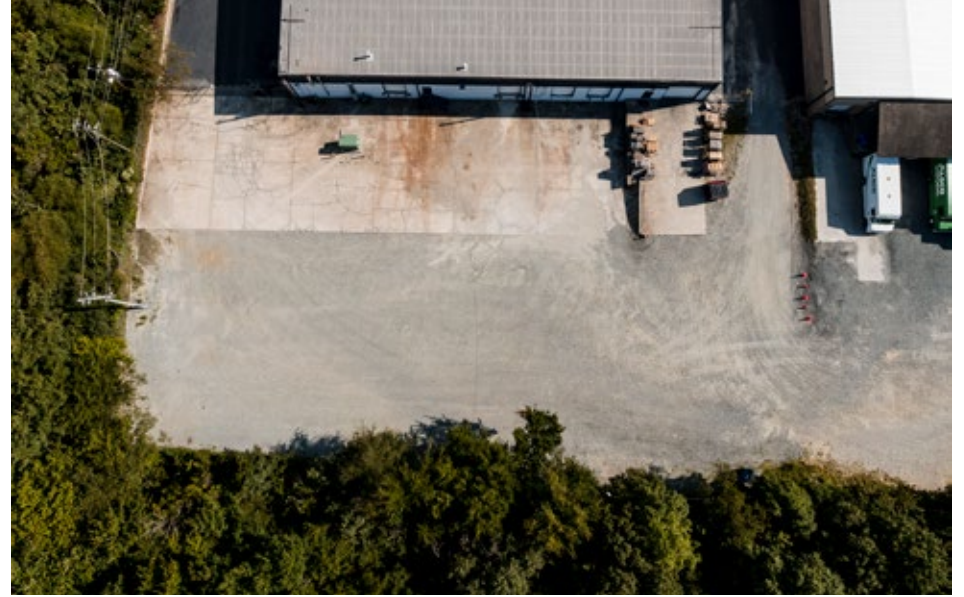
PRICING:

Asking Rate: \$11.50/SF NNN

Estimated TICAM is \$1.61/SF



PROPERTY *overview*



PROPERTY *overview*



PROPERTY *map*



LOCATION & ACCESSIBILITY

PTI AIRPORT 14.9 MILES

 8 MILES

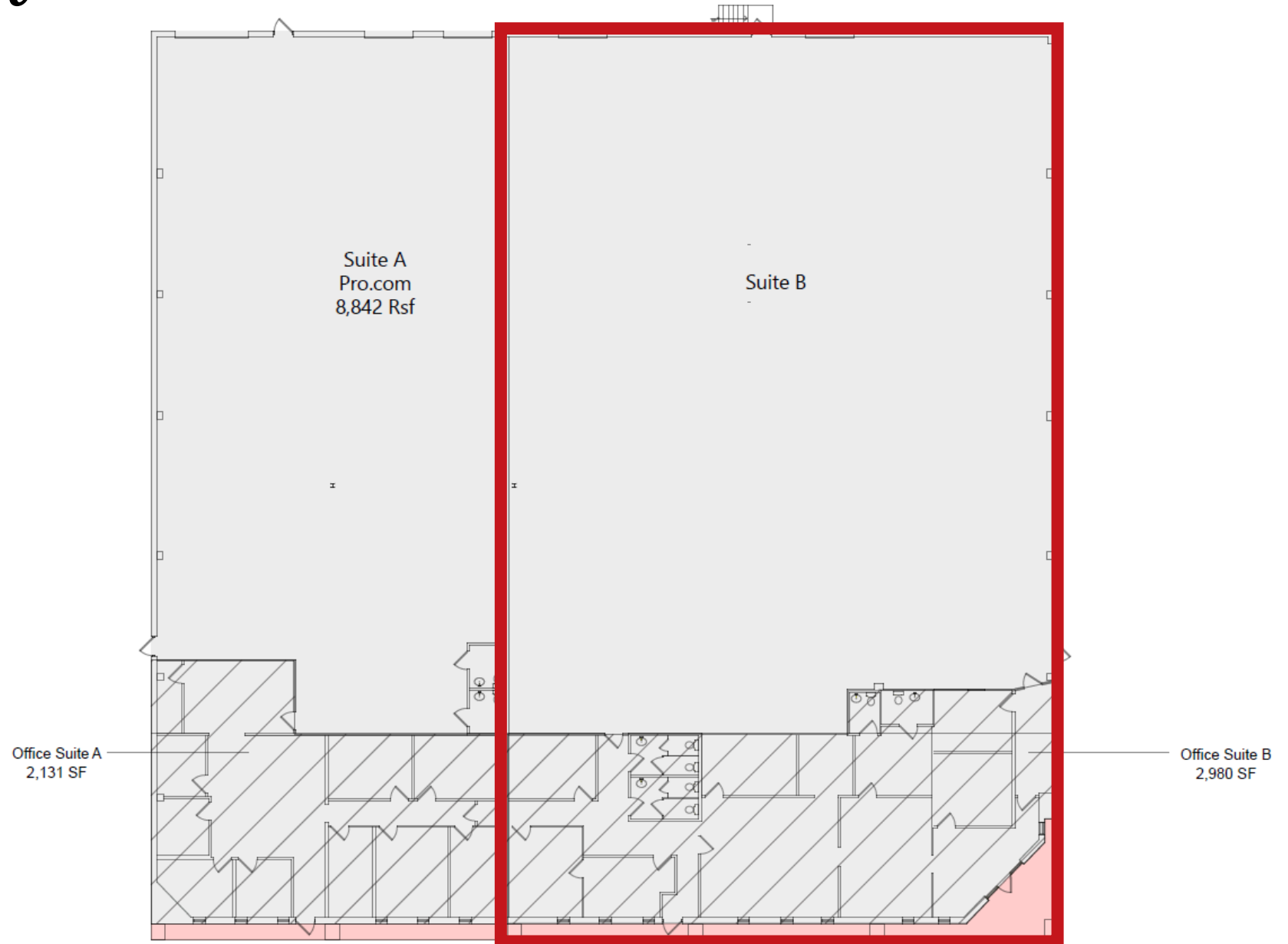
 3.5 MILES

 3.6 MILES

TOYOTA BATTERY PLANT 15.3 MILES



FLOOR *plan*



BROKERAGE DEVELOPMENT INVESTMENTS

FOR MORE INFORMATION, CONTACT:

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