

FOR SALE OR LEASE
108-110 Longale Street
Greensboro, NC 27409



1007 Battleground Avenue, Suite 401
Greensboro, NC 27408
336-379-8771



Vince Howard, Broker
vhoward@bipinc.com
P: 336-369-5971
C: 336-202-6314



Austin Hill, Broker
ahill@bipinc.com
P: 336-541-5510

108-110 Longale Street
Greensboro, NC 27409

FOR SALE OR LEASE

Attractive all brick exterior flex building located on Longale Street off of W. Market Street. Half the building is office space and half is warehouse. Includes 1,600 SF mezzanine, two loading docks, 6 bathrooms plus additional owner/manager bath, security system, exterior counter entrance, sky lights in the warehouse and freestanding two-bay garage not included in total square footage.

SF Available: 4,440 SF to 8,880 SF

Ceiling height: 16 feet

Dock Doors: 2 (8' x 8')

550 SF out building with roll up door

Zoning: Industrial

Parking: 18 Spaces

Lease Rate: 12.50 PSF

List Price: \$1,050,000



POPULATION



1 Mile

3 Miles

5 Miles

9,996

71,136

161,635

AVERAGE HH INCOME



1 Mile

3 Miles

5 Miles

\$48,210

\$53,766

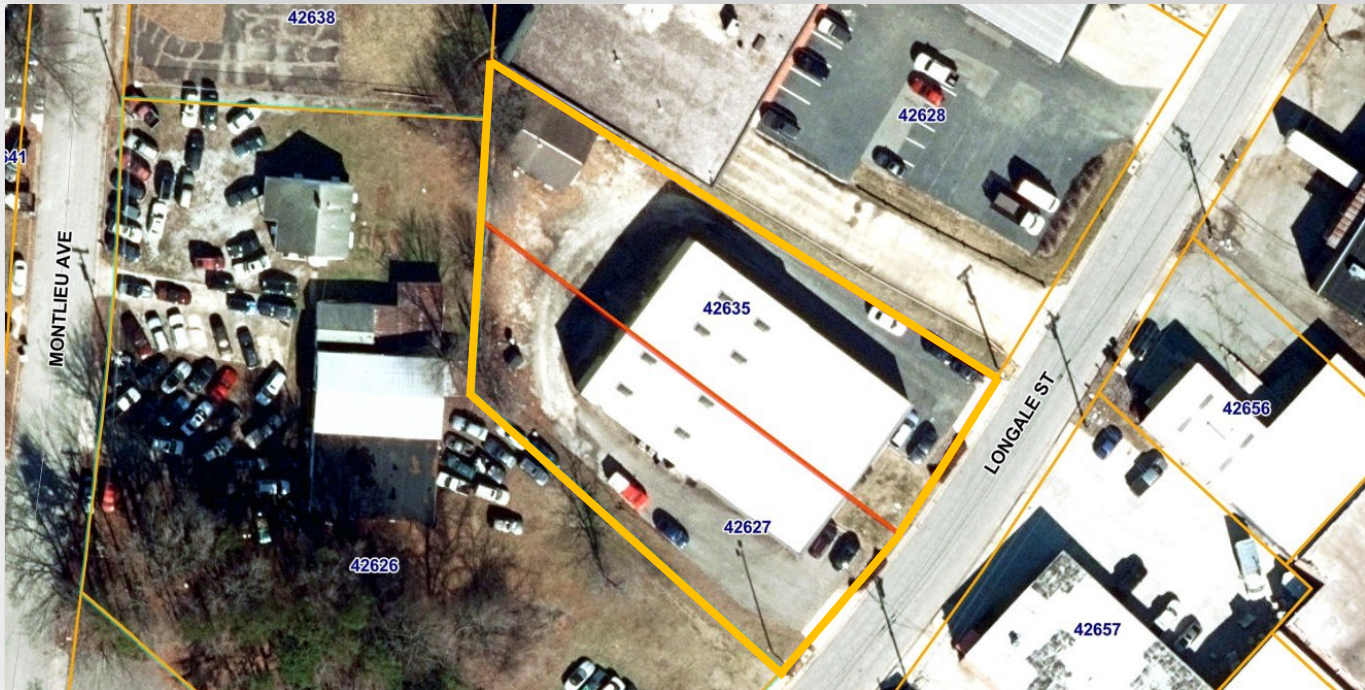
\$75,879

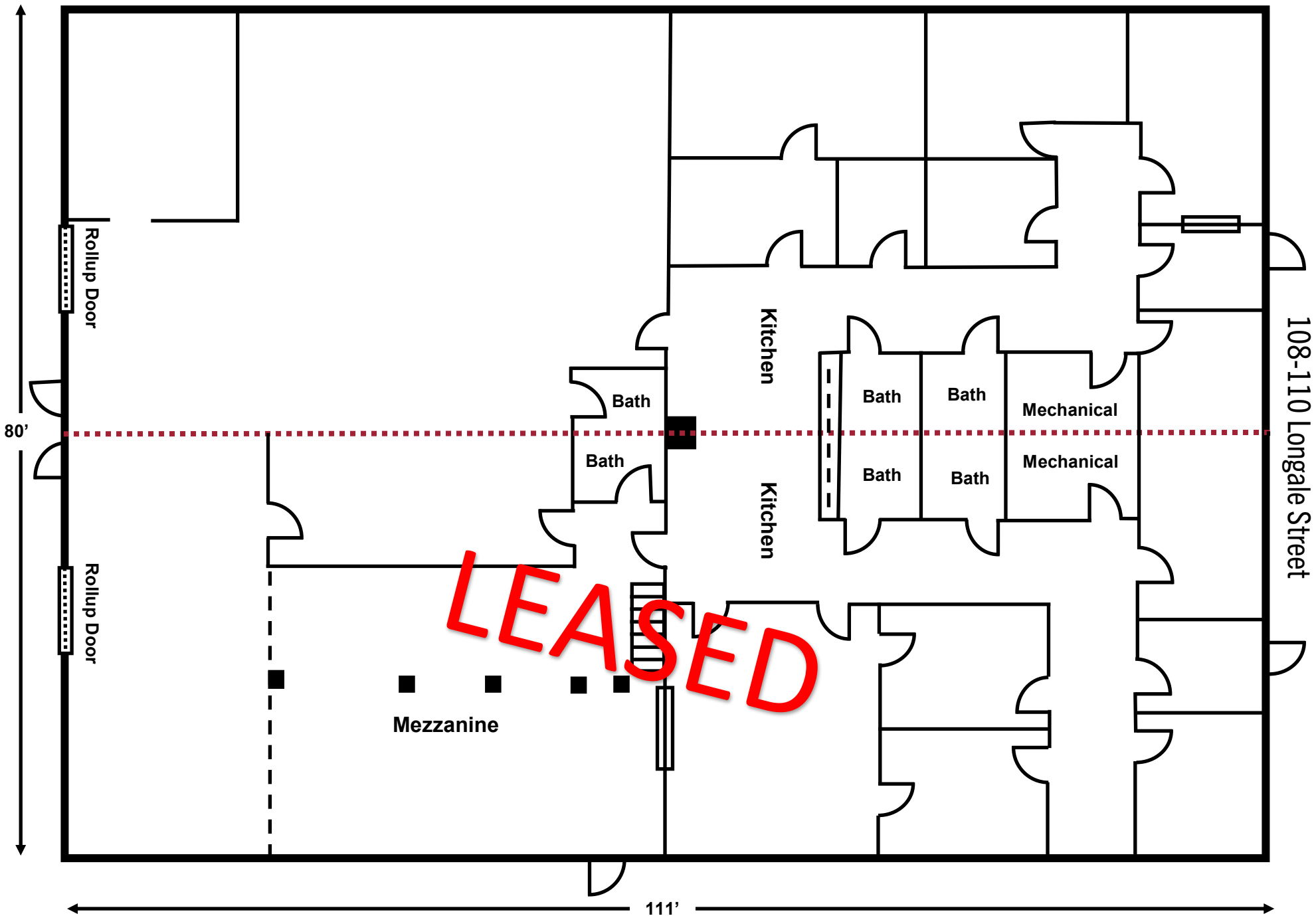
TRAFFIC



West Market Street

23,315 Vehicles Per Day





LEASED

80'

111'

Rollup Door

Rollup Door

108-110 Longale Street

Mezzanine

Bath

Bath

Kitchen

Kitchen

Bath

Bath

Mechanical

Bath

Bath

Mechanical



1007 Battleground Avenue, Suite 401, Greensboro NC 27408

The statements and figures herein while not guaranteed are secured from sources believed to be authoritative. This offering is subject to change of price, prior lease or sale and or withdrawal without notice. Prospects should verify all information.