



SIMPSON COMMERCIAL

1701-1705 HOLBROOK ST.

Greensboro, NC 27403



FOR SALE

Office / Warehouse Flex Building | $\pm 7,800$ SF Office | LI Zoning

$\pm 13,080$ SF on ± 0.68 Acres \$1,295,000 | \$99/SF



PROPERTY DETAILS & SITE PLAN



1701-1705 Holbrook St
Greensboro, NC 27403

ADDRESS

Guilford

COUNTY

14501 & 14502
2 parcels conveying together

PARCEL ID

±13,080 SF | 1 Building
±7,800 SF office / ±5,280 SF warehouse

TOTAL BUILDING SF

±0.68 AC
±0.41 AC + ±0.27 AC

ACREAGE

LI Light Industrial
**buyer to verify*

ZONING

1964 | Eff. 1986

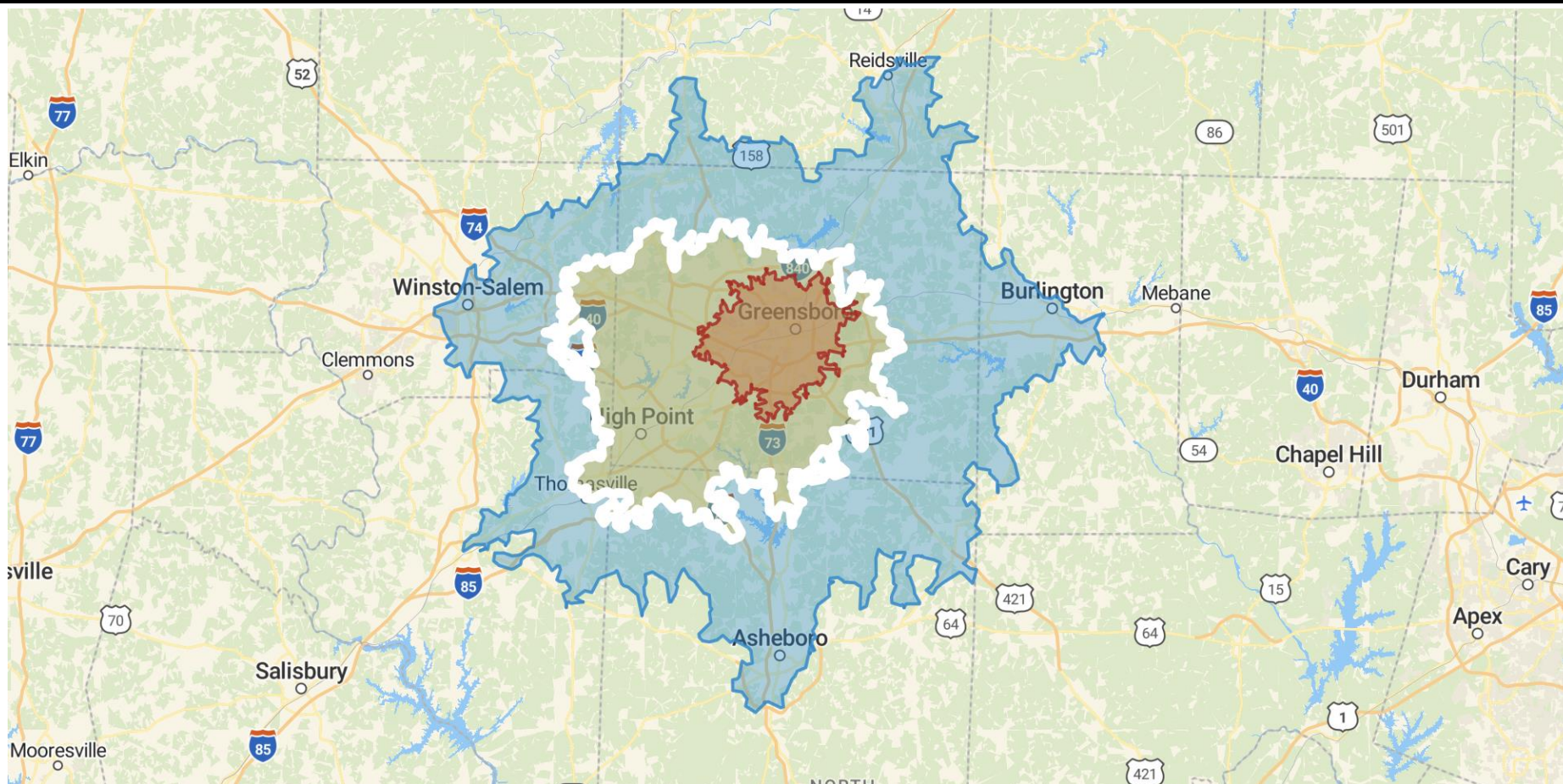
YEAR BUILT

\$1,295,000 | \$99/SF

OFFERING PRICE



**Not drawn to scale*



10 / 20 / 30-minute drive-time rings from the subject property

DRIVE TIMES & DISTANCES

W Gate City Blvd (US-29A / 70A)	0.2 mi 1 min
Greensboro Coliseum Complex	0.8 mi 3 min
I-40 / Business 85	1.5 mi 4 min
Downtown Greensboro	2.3 mi 6 min
Piedmont Triad Intl Airport (GSO)	11 mi 15 min

Distances and drive times are approximate.

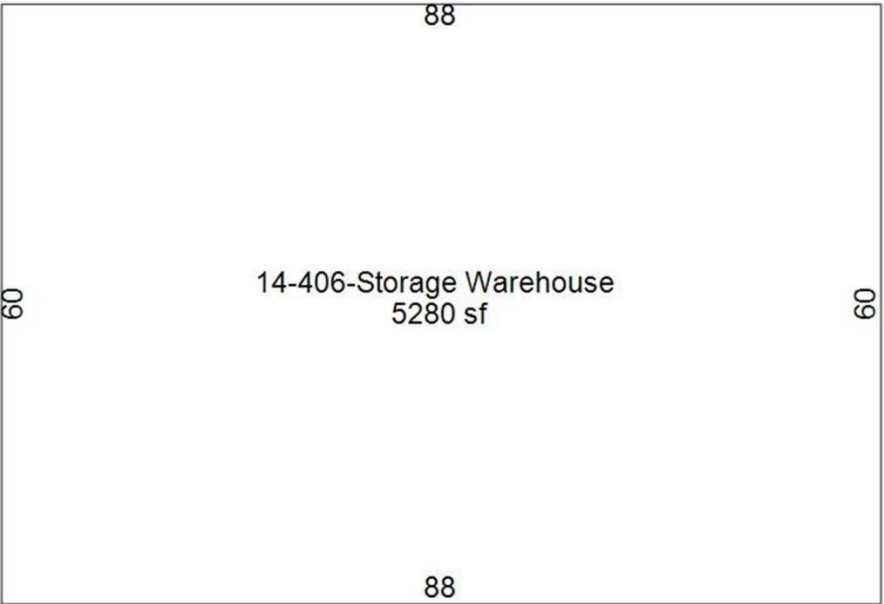
SUBMARKET OVERVIEW

The property sits in the established Holbrook Street industrial pocket just south of West Gate City Boulevard, immediately east of the Greensboro Coliseum Complex and roughly two miles from downtown Greensboro. The block is a contiguous run of small-bay industrial and service users, and its central location puts the building within a few minutes of I-40 and Business 85 as well as the city's densest labor pool. With $\pm 7,800$ SF of finished office over a warehouse component, the building fits a user that needs headquarters-quality space and shop or storage capacity on one central site. The offering assembles two contiguous Guilford County parcels.

BUILDING SPECIFICATIONS



Total Building SF:	±13,080 SF
Office SF:	±7,800 SF
Warehouse / Mfg. SF:	±5,280 SF
Office Ratio:	±60% of building
Warehouse Dimensions:	88' x 60'
Number of Offices:	20
Clear Height:	18' at center
Eave Height:	15'
Dock Doors:	1 (8'x8')
Drive-Ins:	1 (10'x8')
Electrical:	600 Amps
Sprinkler:	None
HVAC:	Forced air, ducted central A/C
Construction:	Concrete block
Roof:	Office is TPO, Warehouse is Metal
Floors:	Concrete
Parking:	Asphalt-paved
Parking Count:	30
Restrooms:	5
Occupancy:	15-344 Office Building



OFFERING SUMMARY



\$1,295,000

OFFERING PRICE

\$99 / SF

PRICE PER SF

±13,080 SF

BUILDING SIZE

±0.68 AC

SITE SIZE

PROPERTY HIGHLIGHTS

- ±13,080 SF office / warehouse flex building on ±0.68 acres across two parcels
- ±7,800 SF of finished office (±60% of the building) over ±5,280 SF of warehouse
- Warehouse measures 88' x 60' with 18' clear height at center
- Well suited to a contractor, service or distribution user needing real office depth
- Infill central Greensboro location, 0.2 miles off W Gate City Blvd
- Dual-address configuration (1703 & 1705) offers single-user or two-unit flexibility
- LI Light Industrial zoning, City of Greensboro (buyer to verify)
- Concrete block construction, concrete floors, ducted heat and central air
- Built 1964, effective year built 1986 per Guilford County records
- 0.8 miles to the Greensboro Coliseum Complex; 1.5 miles to I-40 / Business 85
- Two-parcel assemblage — Guilford County 14501 and 14502 — conveying together
- ±0.27 AC second parcel offers expansion, outdoor storage or additional parking
- 11 miles to Piedmont Triad International Airport





CONTACT FOR MORE INFORMATION

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