



the Steelhouse

1431 S. Elm-Eugene Street
Greensboro, NC 27406 - Guilford County



Description

Single or multi-use industrial building zoned HI 1 mile from downtown Greensboro. Site offers access to I-40 and NS rail line. 220,000 SF on 8.5 acres. Combination of office and industrial space.

Building Details

Total Building SF: 220,000 sf
Ceiling Height Min: 14ft
Ceiling Height Max: 41ft
Drive in Doors: Yes
Number of Drive in Doors: 11
Loading Docks: Yes
Number of Docks: 2
Cranes: Yes
Number of Cranes: 29
Multi Tenant Building: Yes
Air Conditioning: No
Sprinkler: No
Heating: Partial
Expandable: Yes
Wet Lab Space: No
Shell/Spec Building: Yes
Clean Room: No

Property Details

Type of space: Industrial
Min size: 10,000 SF
Max size: 220,000 SF

Availability

For Sale: No
For Lease: Yes
Lease Rate: \$4.00/sf
Lease Type: NNN

Utilities

Power On Site: Yes
Electric Service Provider: Duke Energy
Gas On Site: Yes
Sewer On Site: Yes
Water On Site: Yes
Natural Gas Available: Yes
Water Available: Yes
Sewer Available: Yes

Site Details

County Tier Designation: 2

Incentives

Opportunity Zone: Yes

Transportation

Nearest Airport: Piedmont Triad International
Distance to Airport: 15 miles
Nearest Interstate: I-40
Distance to Interstate: 2 miles
Rail Access: Yes