



REAL ESTATE

FOR LEASE | Industrial
Light Industrial

3716-A Alliance Dr.
Greensboro, NC 27407



CONTACT

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Sublet Opportunity

Immediate short-term sublease opportunity, with the potential to transition into a long-term direct lease. Well-maintained ±4,272 SF light industrial space available in off W. Wendover Ave, near I-40 and the outer-loop. The property features 16' clear height, making it ideal for a variety of light industrial, flex, or showroom uses. The layout includes a large reception area, two private offices, and two restrooms, providing a functional mix of office and open space. Recent upgrades include new LED lighting throughout, also offers ample assigned and street parking.

Property Info:

- 4272+- SQ FT
- Onsite Parking
- Zoning - LI - Light Industrial
- 1 dock door
- Front & Rear Entrance
- Gas Furnance
- NEW efficient LED lighting
- 2 Private offices
- 2 Storage Rooms
- 2 Bathrooms

Demographics:

2 Miles 10 Miles

Population:	38,266	428,369
Households:	17,604	179,219
Median Age:	34.8	37.2
Median HH Income:	\$54,499	63,677
Population Growth '24-'29:	0.6% +	0.6% +
Household Growth '24-'29:	0.6% +	0.7% +

DISTANCE TO

PTI Airport

15 minutes, 10 miles

Downtown, GSO

10 minutes, 5.3 miles

High Point

20 Minutes, 17 miles

Winston Salem

30 Minutes, 28 miles

Raleigh-Durham

1 hour 15 mins, 75 miles

Charlotte

1.5 hours, 90 miles

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