

FOR SALE OR LEASE

**108-110 Longale Street
Greensboro, NC 27409**



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Greensboro, NC 27408
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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 For Lease: 4,440 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 For Building: \$899,000



POPULATION

1 Mile	3 Miles	5 Miles
9,996	71,136	161,635



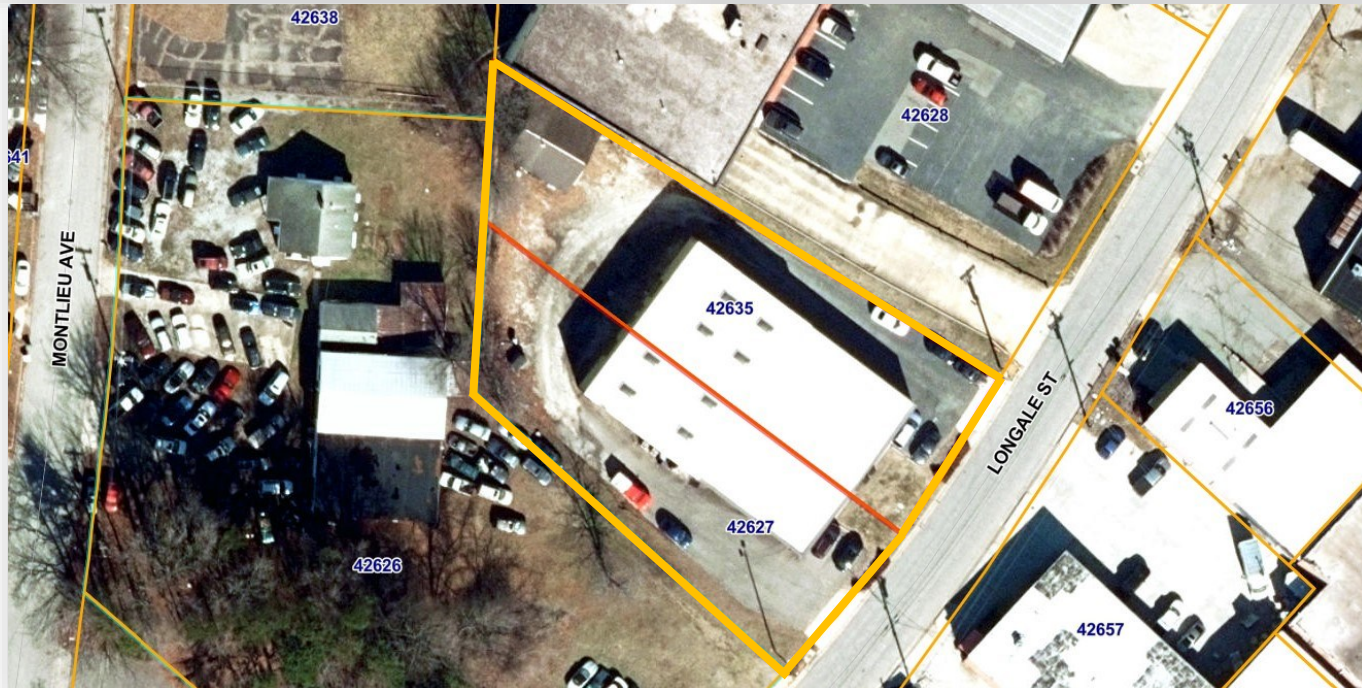
AVERAGE HH INCOME

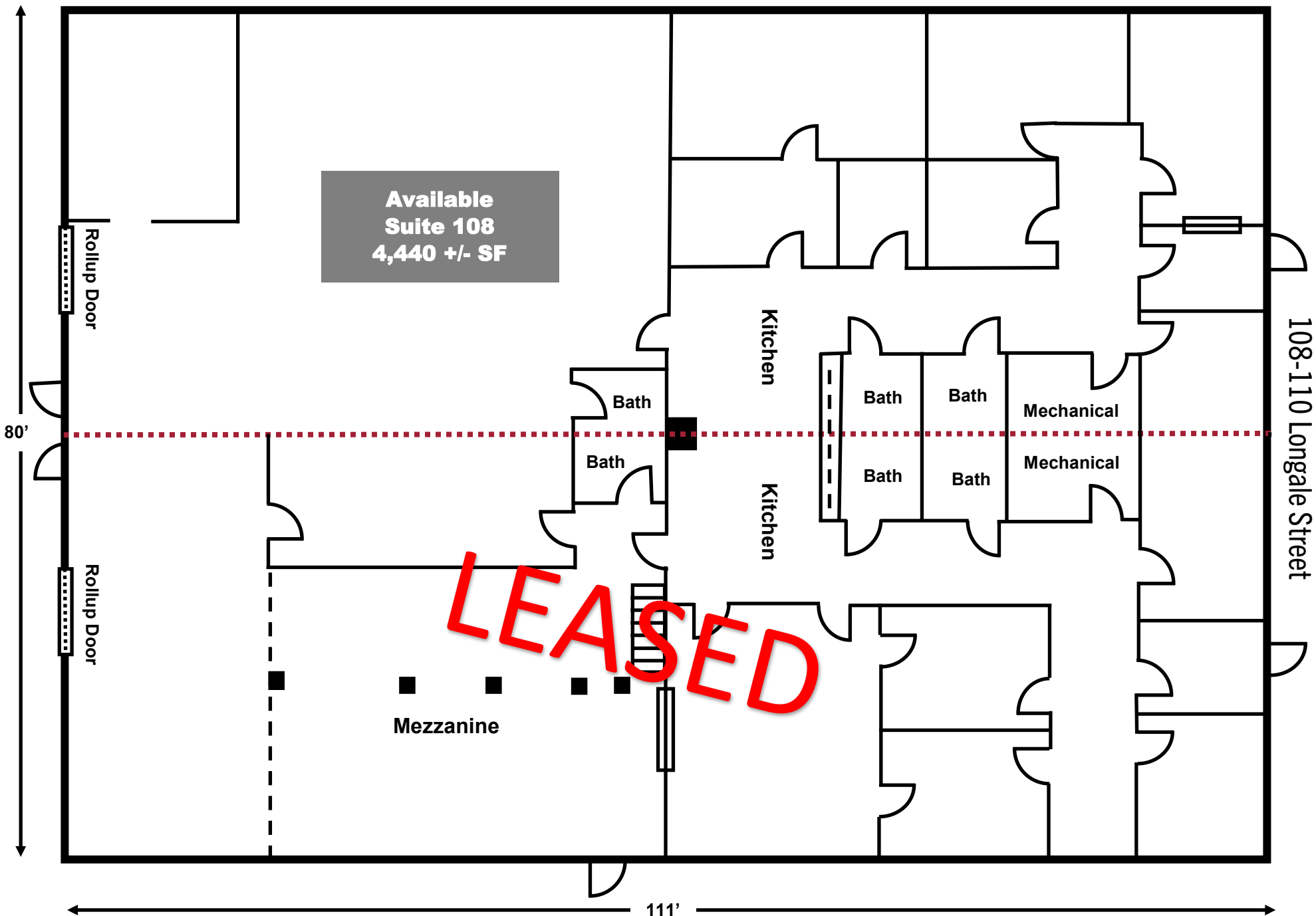
1 Mile	3 Miles	5 Miles
\$48,210	\$53,766	\$75,879

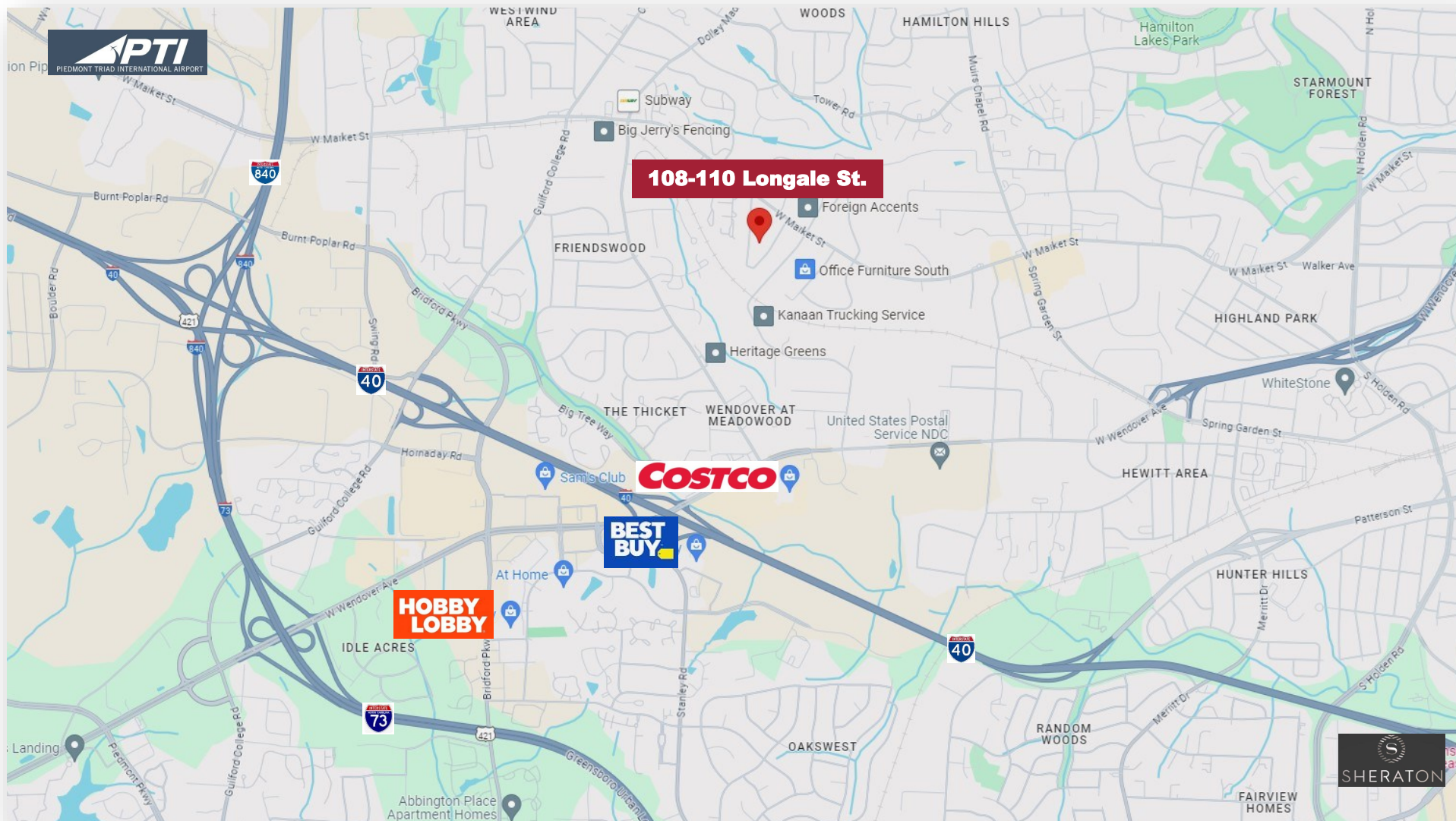


TRAFFIC

West Market Street
23,315 Vehicles Per Day







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