

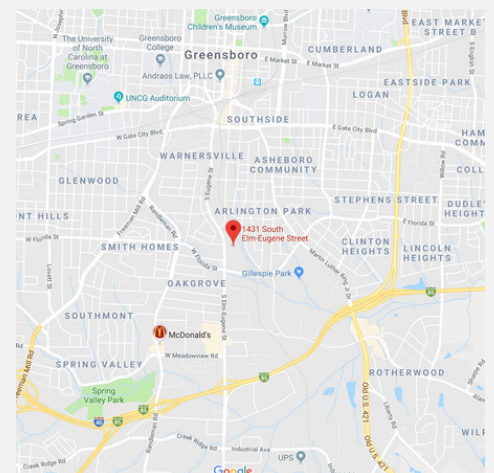


**1431 S. Elm-Eugene | Greensboro, NC 27406**

**Industrial | Flex Space**

**FOR LEASE**

- **BUILDING SIZE** +/-220,000 SF
- **AVAILABLE SPACE** +/-220,000 SF
- **LEASE RATE** \$4.00 PSF
- **ZONING** HI
- **CEILING HEIGHT** 41' Maximum
- **LOCATION** Downtown
- **LOCAL AIRPORT** PTI
- **INTERSTATES** I-40, I-85, NC29



**SCHEDULE A PRIVATE VIEWING**

Clay Howard, Vice President  
336-379-5001



## AMENITIES

CRANE SYSTEM  
RAIL ACCESS  
LOADING DOCK  
OFFICE SPACE  
ON-SITE PARKING  
CLOSE TO I-40  
OPPORTUNITY ZONE

# FLEXIBLE SPACE BUILD TO SUIT

Located 1 mile from Downtown Greensboro, the Steel House offers approximately 220,000 sq ft of raw flexible manufacturing space.

Originally built for the Carolina Steel company, the Steel House is ideal for companies looking for scalable space.

Overhead cranes can support 2 to 20 tons. Structurally, the building can withstand loads up to 30 tons.

The exterior rail siding connects to PTI or the Carolina Core megasite on the Guilford County line. Interior rail access makes it easy to load materials away from the harmful effects of the environment.

FOR MORE INFORMATION  
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