



## 616 Industrial Ave

616 Industrial Ave, Greensboro, NC 27406



**Ira Sheldon**

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## 616 Industrial Ave

\$10.00 /SF/YR

616 Industrial Avenue is offered at \$10.00/sf ann. NNN as-is. Rent basis is BOMA measures at 7,866sf. Tenant improvements and associated additional rents can be negotiated.

This location offers nearby highway access:

- Old US 421 – ~0.14 mi. via Industrial Ave. and Pleasant Garden Rd.
- I-40 - ~1.5 mi. via Industrial Ave. and S. Elm/Eugene St.
- ...

- Nearby Highway Access - I40, I85, US 421
- Office plan includes Break and Mail Rooms, Open Office Areas, and Multiple Private Offices
- Two Fenced Lay-down Yards with Room to Expand as Negotiated
- Tenant Improvements for Additional Rents Possible
- On Building Signage Can be Installed
- Contact Ira for for a Showing

For more information visit:

<https://www.loopnet.com/Listing/616-Industrial-Ave-Greensboro-NC/39866256/>



Rental Rate: \$10.00 /SF/YR

Property Type: Flex

Building Class: C

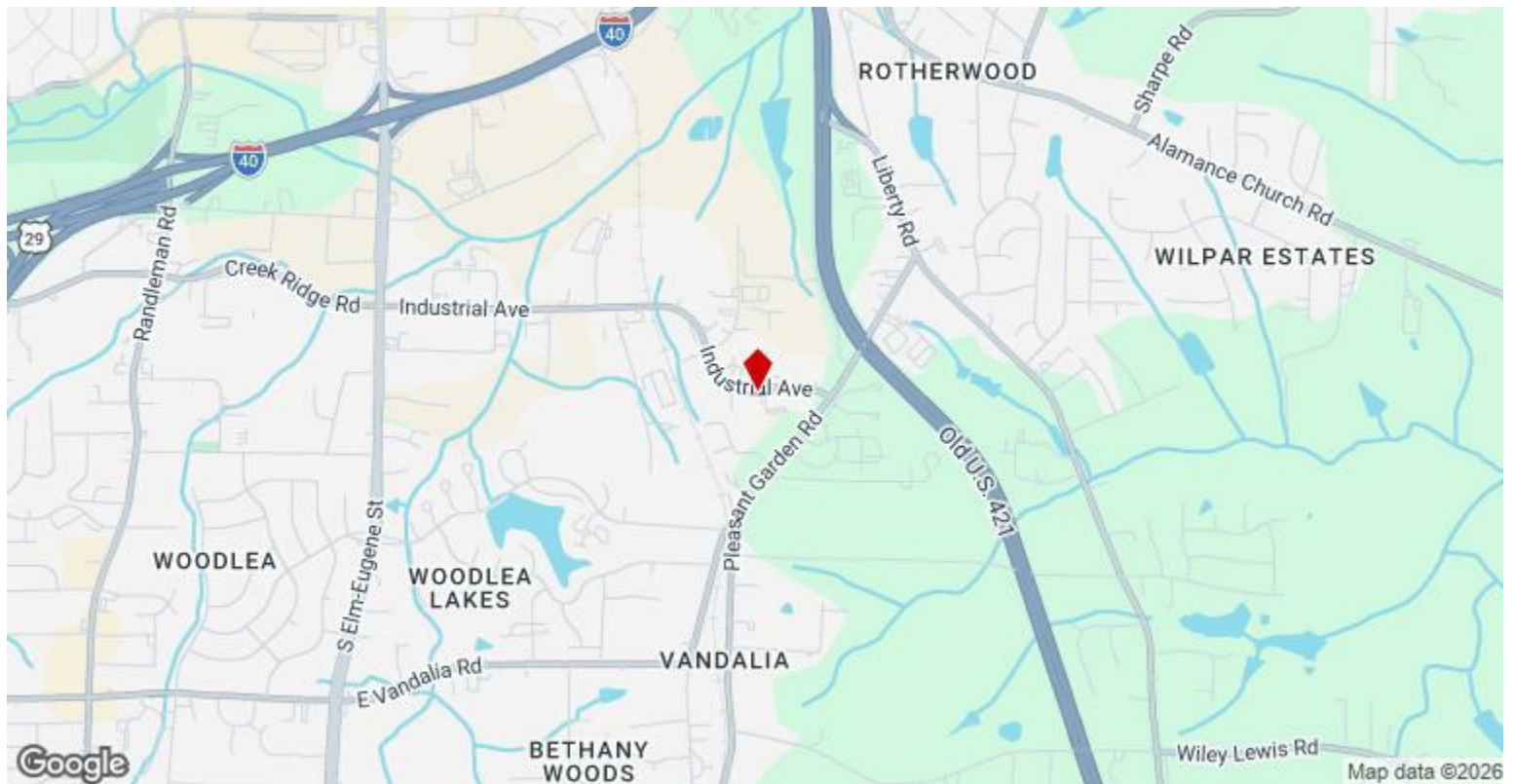
Rentable Building Area: 7,866 SF

Year Built: 1972

Rental Rate Mo: \$0.83 /SF/MO

## 1st Floor

Space Available	7,866 SF
Rental Rate	\$10.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Office Size	6,000 SF
Space Type	Relet
Space Use	Flex
Lease Term	Negotiable



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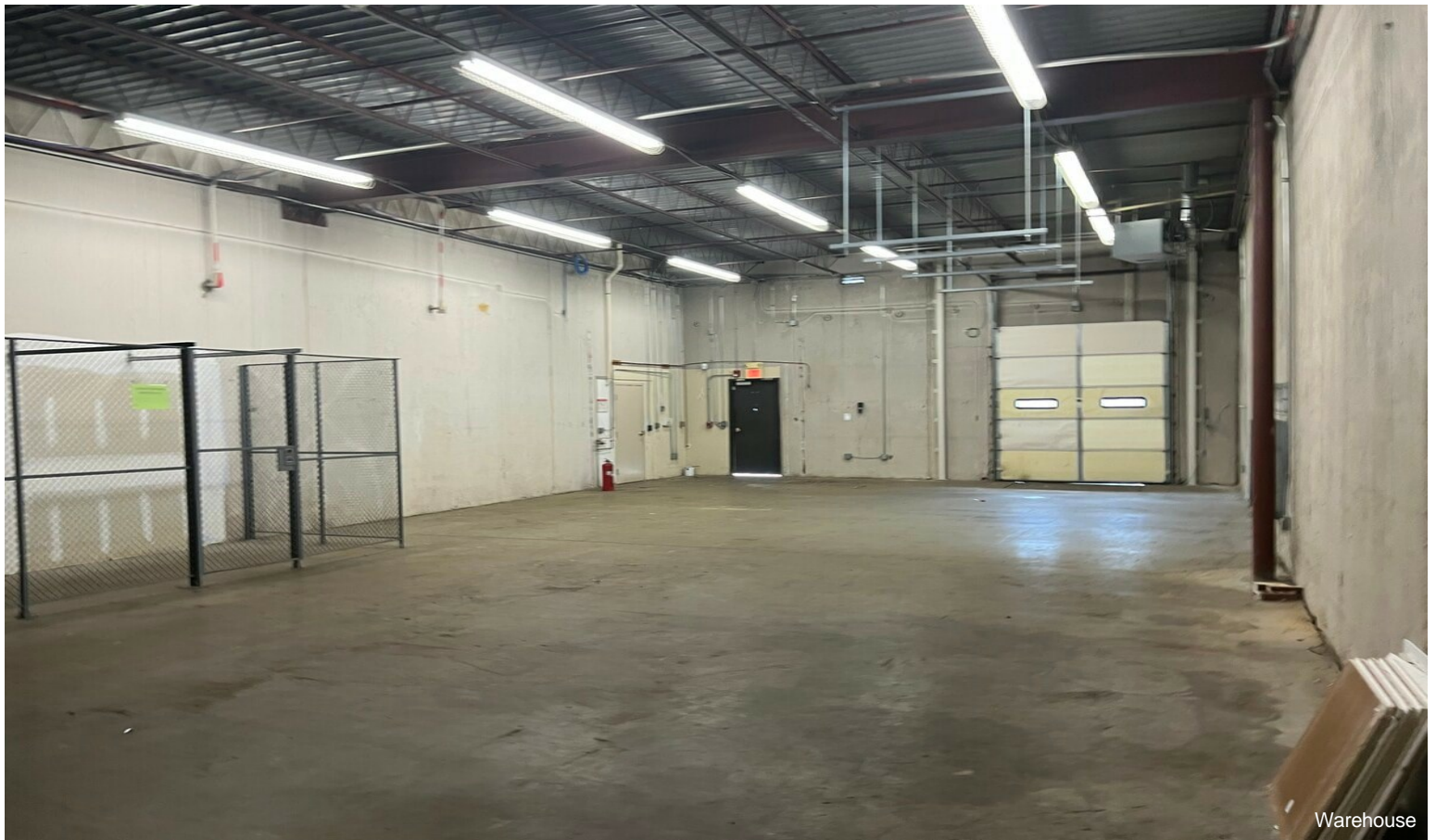
This location offers nearby highway access:

- Old US 421 – ~0.14 mi. via Industrial Ave. and Pleasant Garden Rd.
- I-40 - ~1.5 mi. via Industrial Ave. and S. Elm/Eugene St.
- I-85 - ~2.5 mi. via Industrial Ave, Pleasant Garden Rd., and Old US 421.

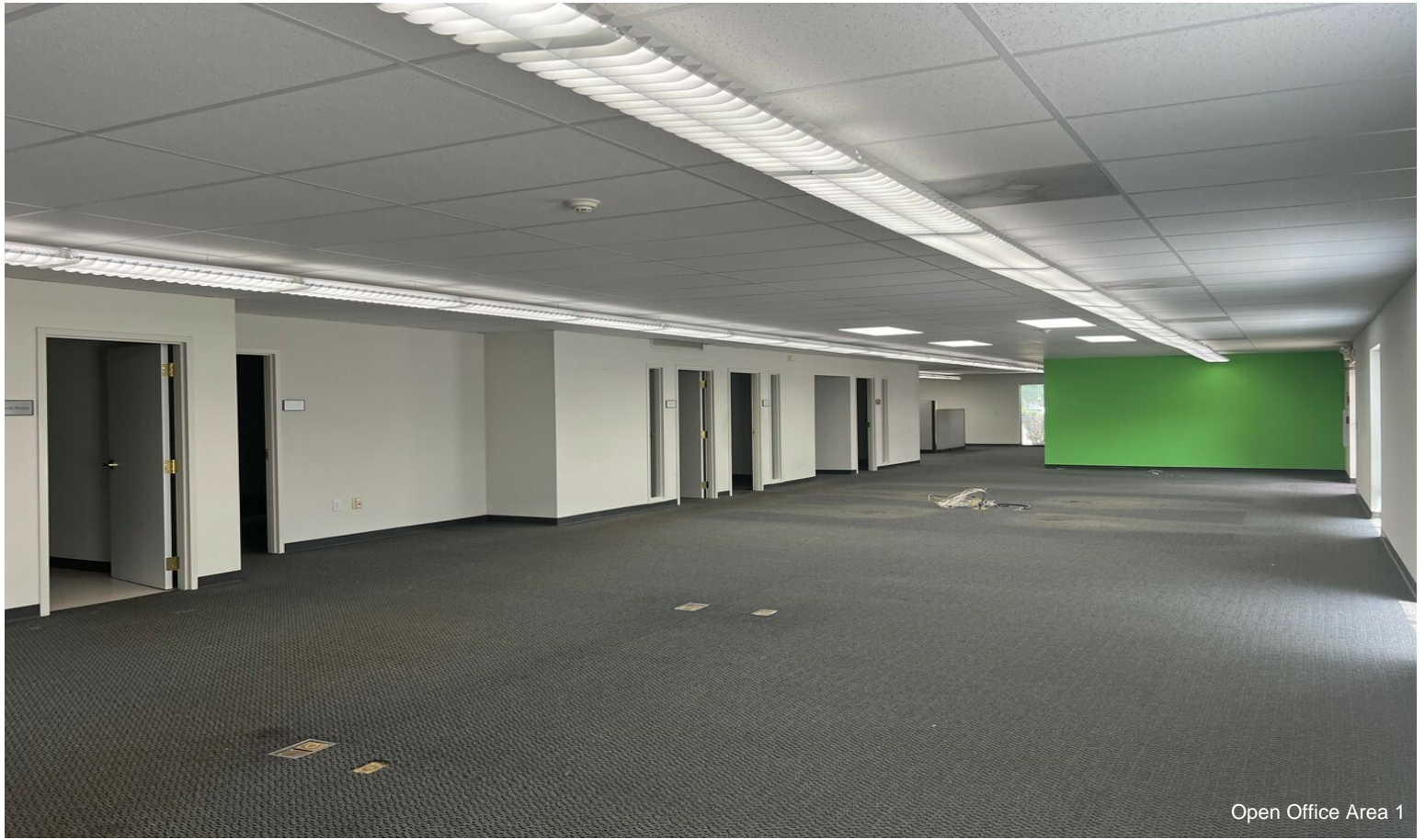
Built-out space with large office upfit including open office areas, executive and smaller private offices; copier/mail room, break room, and two conference rooms. Some office, conference, and systems furniture are available to the tenant if desired. One truck dock with leveler as well as a fenced storage area is included in the warehouse area (1,800+/-sf).

The site includes a gravel paved fenced lay-down area as well as an asphalt fenced area for secure parking, dumpster, etc. The property is part of a larger parcel with 1.32 acres assigned to lease for use and tax calculation purposes.

# Property Photos



# Property Photos



Open Office Area 1

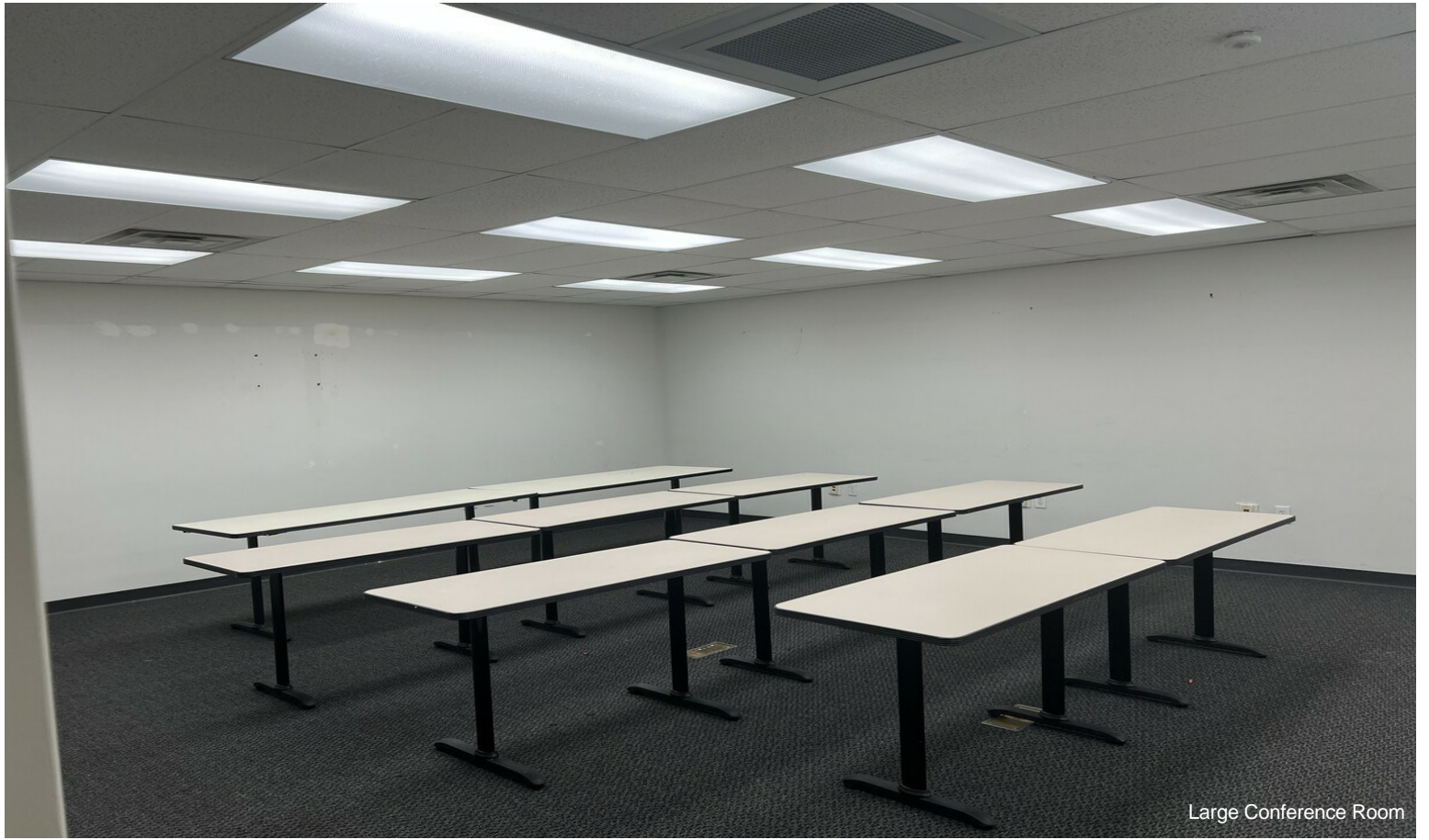


Open Office Area 2

# Property Photos



## Property Photos



Large Conference Room