

TWO INDUSTRIAL BUILDINGS WITH OUTSIDE STORAGE
AVAILABLE FOR LEASE

407 NORWALK ST & 717 CAMANN ST
GREENSBORO, NORTH CAROLINA

AVISON
YOUNG



EXECUTIVE SUMMARY

717 CAMANN STREET & 407 NORWALK STREET

Position your business for success with two versatile industrial properties featuring valuable outdoor storage capabilities at 407 Norwalk Street and 717 Camann Street. Offering a combined $\pm 58,217$ SF, these facilities provide flexible leasing options for tenants seeking efficient warehouse, distribution, manufacturing, or contractor yard space. The properties may be leased individually or together, allowing users to scale operations based on their specific needs.

407 Norwalk Street features approximately 41,750 SF, while 717 Camann Street offers $\pm 16,467$ SF. Both properties provide functional industrial layouts with outdoor storage opportunities ideal for equipment, fleet vehicles, materials, or container storage. Conveniently located with excellent accessibility, the sites offer a unique opportunity for tenants seeking a combination of warehouse space and secured yard area in a highly functional industrial setting.



717
Camann Street



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PROPERTY OVERVIEW

717 CAMANN STREET, GREENSBORO, NC



BUILDING SPECIFICATIONS

Address	717 Camann Street
City	Greensboro
State	North Carolina
Zip Code	27407
Total Building SF	±16,467 SF
Available SF	±16,467 SF
Office SF	±2,700 SF
Lot Size	±3.01 acres (flexible acreage)
Year Built	1986

Zoning	LI - Light Industrial
FAR	12.5%
Clear Height	16'
Drive-In Doors	14 total (7 bays)
County	Guilford
Market	Greensboro/Winston-Salem
Submarket	Central Guilford County
Lease Rate	Contact Broker for Pricing



GAA CLASSIC CARS AUCTION

CAPITAL ELECTRIC

SENSORY ANALYTICS

BLAND LANDSCAPING CO.

GREENSBORO COLLISION CENTER



PROPERTY PHOTOS

717 CAMANN STREET, GREENSBORO, NC



CONCRETE APRONS



PAVED LOT



PROPERTY PHOTOS

717 CAMANN STREET, GREENSBORO, NC



**EXISTING INFRASTRUCTURE TO
SUPPORT TRUCK MAINTENANCE**

407

Norwalk Street



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PROPERTY OVERVIEW

407 NORWALK STREET, GREENSBORO, NC



BUILDING SPECIFICATIONS

Address 407 Norwalk Street

City Greensboro

State North Carolina

Zip Code 27407

Total Building SF ±41,750 SF

Available SF ±41,750 SF

Lot Size ±3.15 acres

Year Built 1973

Zoning LI - Light Industrial

Clear Height 14' - 16'

Drive-In Doors 8 total

Dock Doors 3 total (1 front, 2 side)

County Guilford

Market Greensboro/Winston-Salem

Submarket Central Guilford County

Lease Rate Contact Broker for Pricing

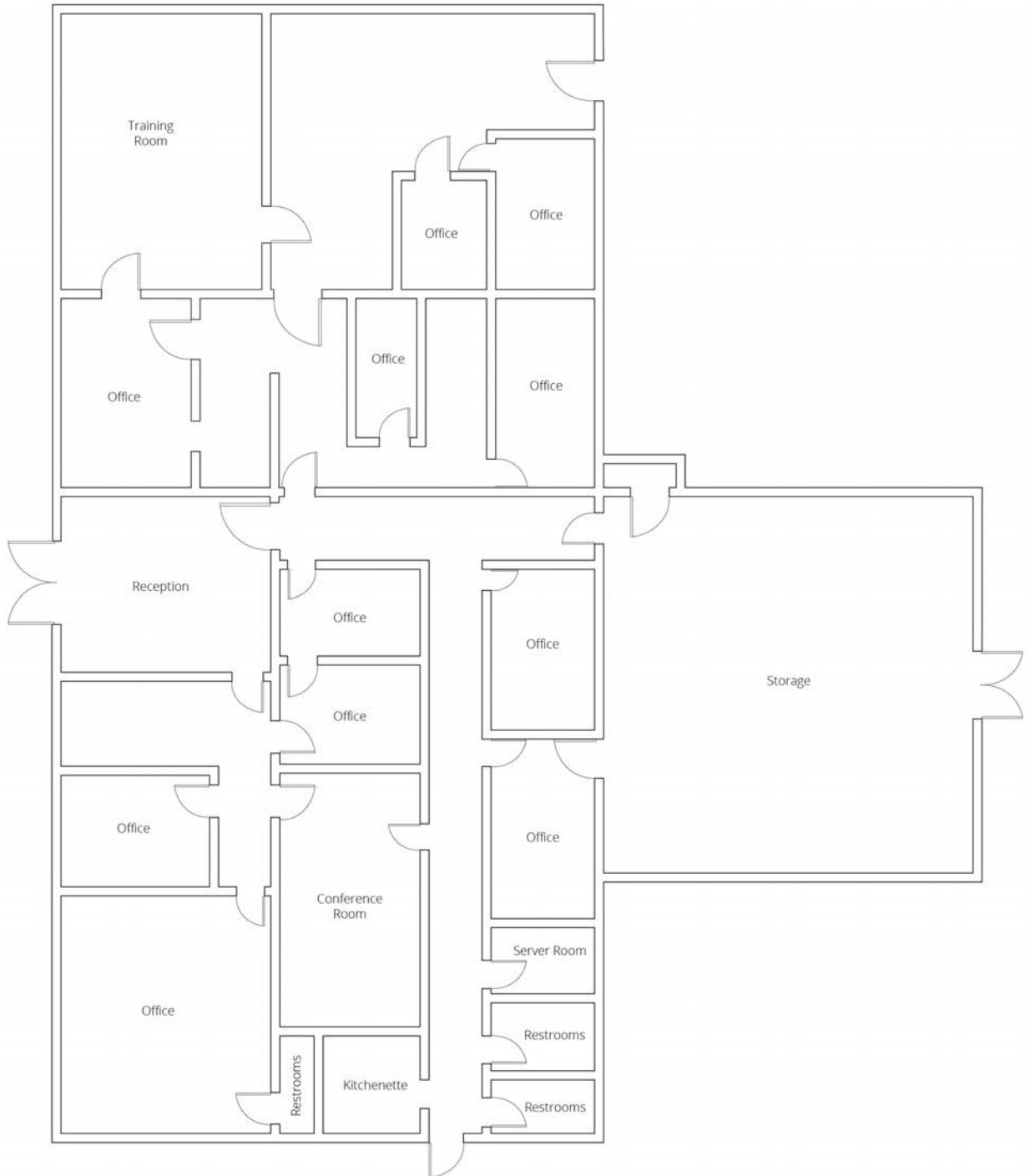
FLOOR PLAN

407 NORWALK STREET, GREENSBORO, NC

INDUSTRIAL FOR LEASE

Building SF ±41,750 SF

Available SF ±41,750 SF





Norwalk St

Norwalk St

PROPERTY PHOTOS

407 NORWALK STREET, GREENSBORO, NC



CONCRETE APRONS

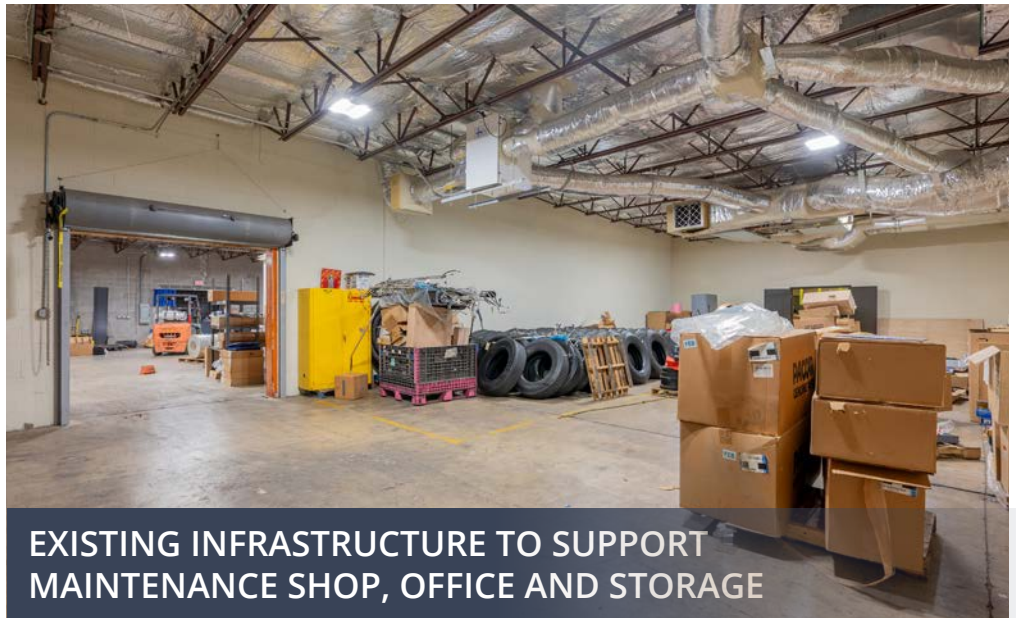


PAVED LOT



PROPERTY PHOTOS

407 NORWALK STREET, GREENSBORO, NC



EXISTING INFRASTRUCTURE TO SUPPORT
MAINTENANCE SHOP, OFFICE AND STORAGE



407 NORWALK STREET

717 CAMANN STREET

Norwalk St

Norwalk St

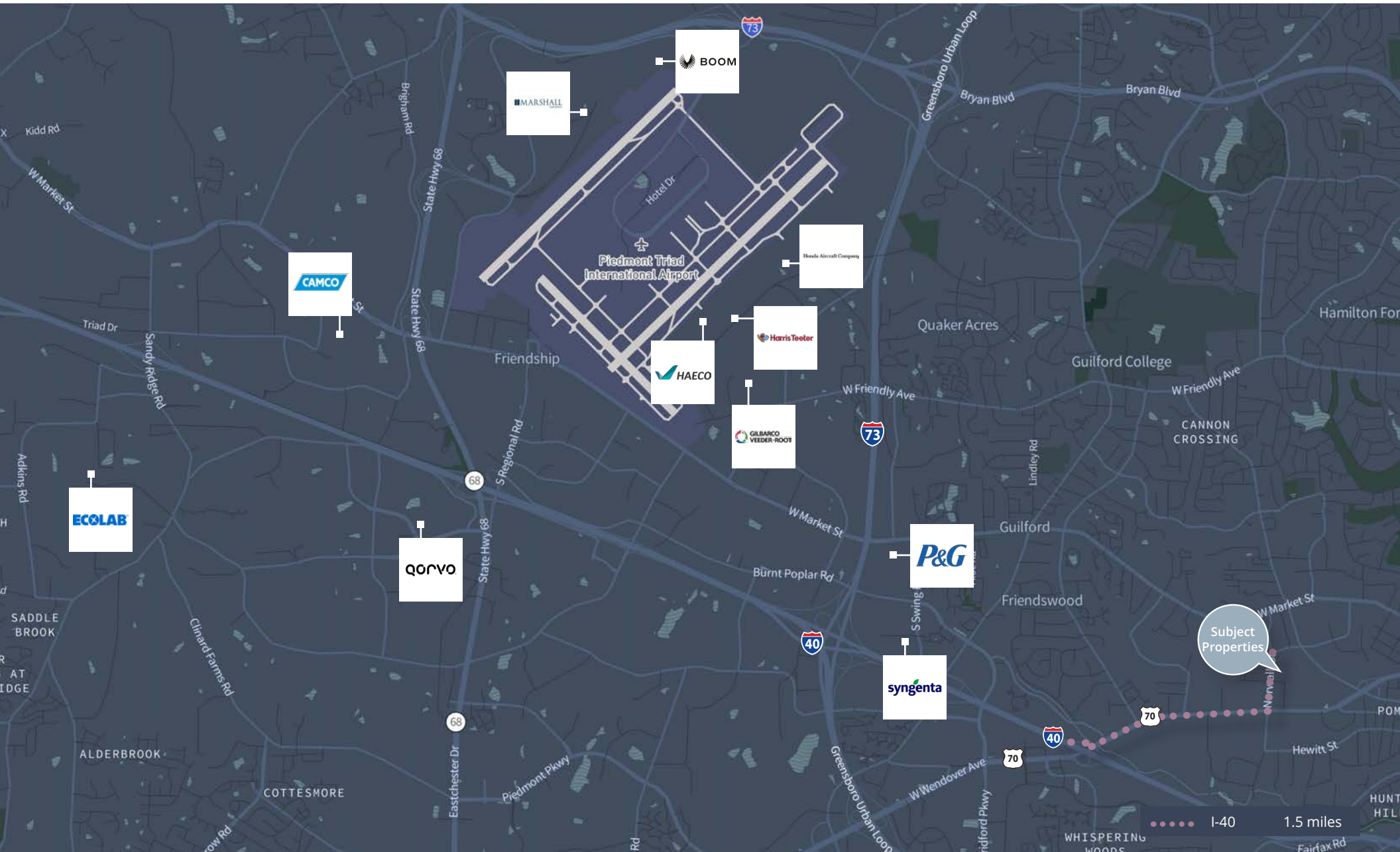
Camann St

Camann St



AREA OVERVIEW

717 CAMANN STREET & 407 NORWALK STREET



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