



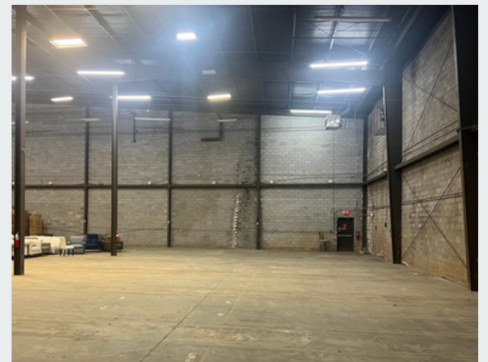
3407-F WEST GATE CITY BLVD WAREHOUSE FOR LEASE

35,708 SF warehouse with 38' ceiling heights and 8 dock doors is located in central Greensboro off of West Gate City Blvd via Paschal Street. Building measures 226'W x 158' D with column spacing of 44' x 25'. Brand new roof installed in 2026 with interior insulation replaced. 4 gas heaters spaced in the corner. Vent fans for air circulation. LED lights. Seven dock doors measure 10'H x 8' W, and one measures 12'H x 8'W. Power is 120/208V 3 Phase. The rear paved parking lot measures 100' x 226' with fencing surrounding and a gate opening to Paschal Street. Located only .4 miles from the I-40 interchange. Zoned CU-LI. Asking rent is \$6.50/SF NNN.



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