

**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

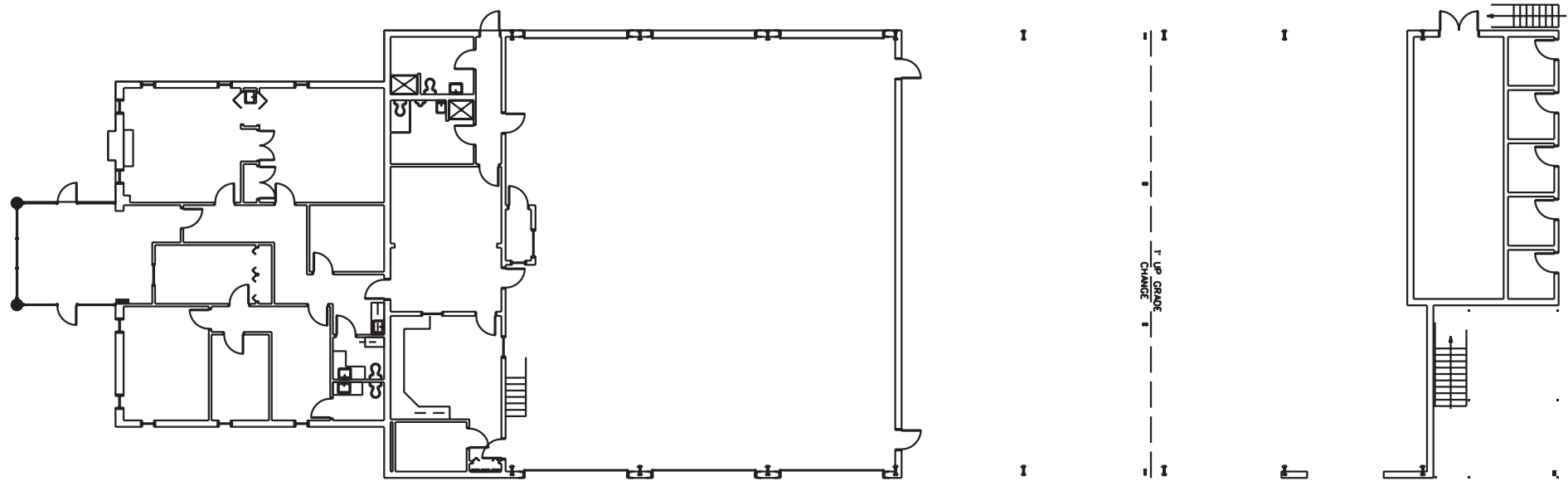
Zoning	LI - Light Industrial
FAR	12.5%
Clear Height	16'
Drive-In Doors	14 total (7 bays)
County	Guilford
Market	Greensboro/Winston-Salem
Submarket	Central Guilford County
Lease Rate	Contact Broker for Pricing

FLOOR PLAN

717 CAMANN STREET, GREENSBORO, NC

INDUSTRIAL FOR LEASE

Building SF	±16,467 SF
Available SF	±16,467 SF

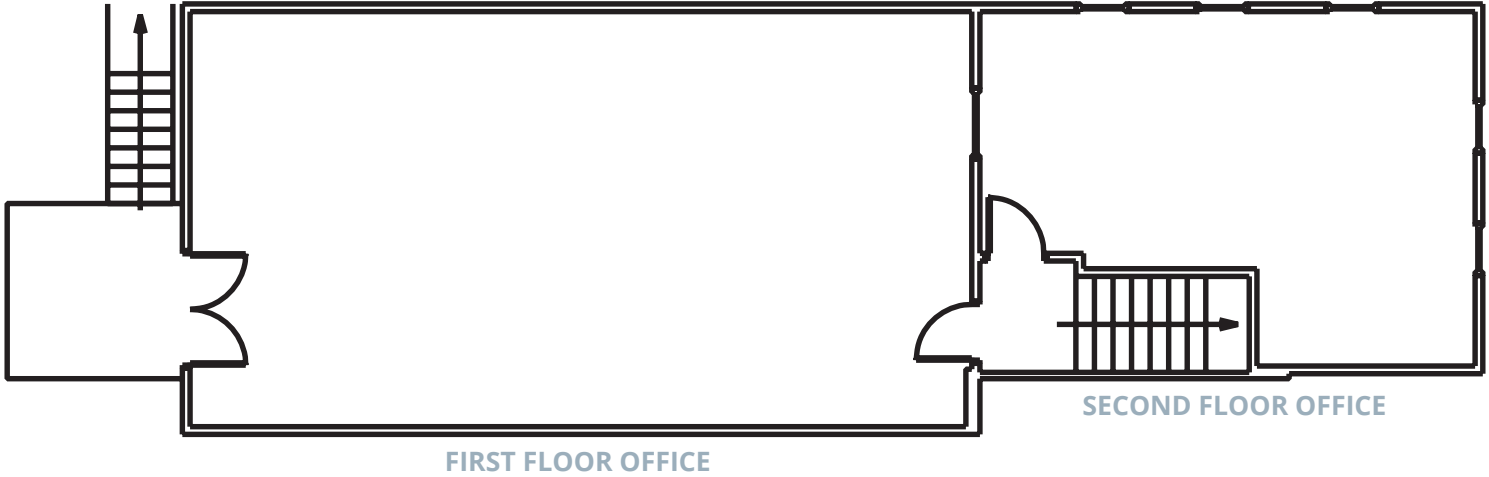


FLOOR PLAN

717 CAMANN STREET, GREENSBORO, NC

 INDUSTRIAL FOR LEASE

Office SF	±2,700 SF
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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

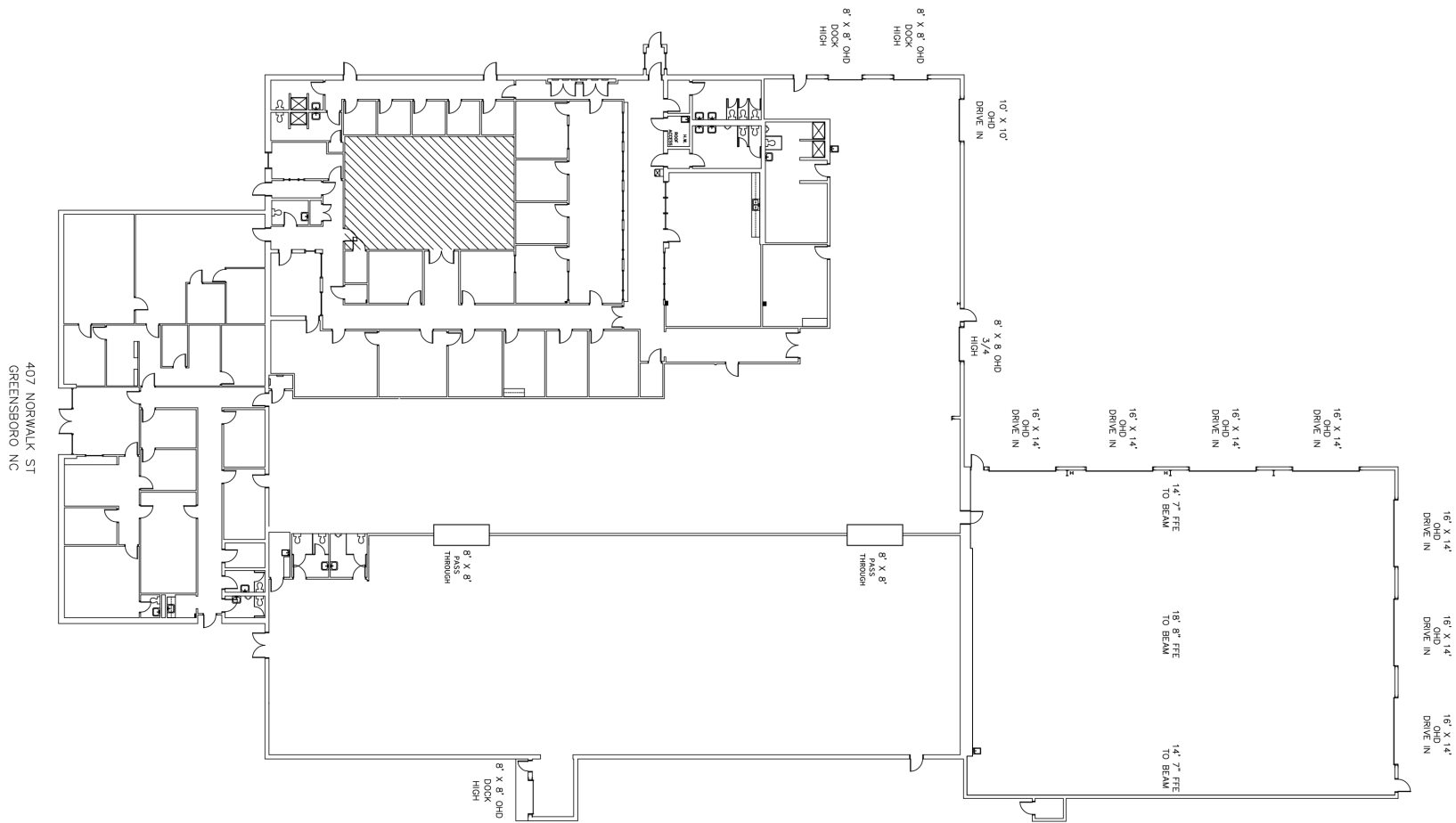
FLOOR PLAN

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



Norwalk St

407 NORWALK STREET

Norwalk St

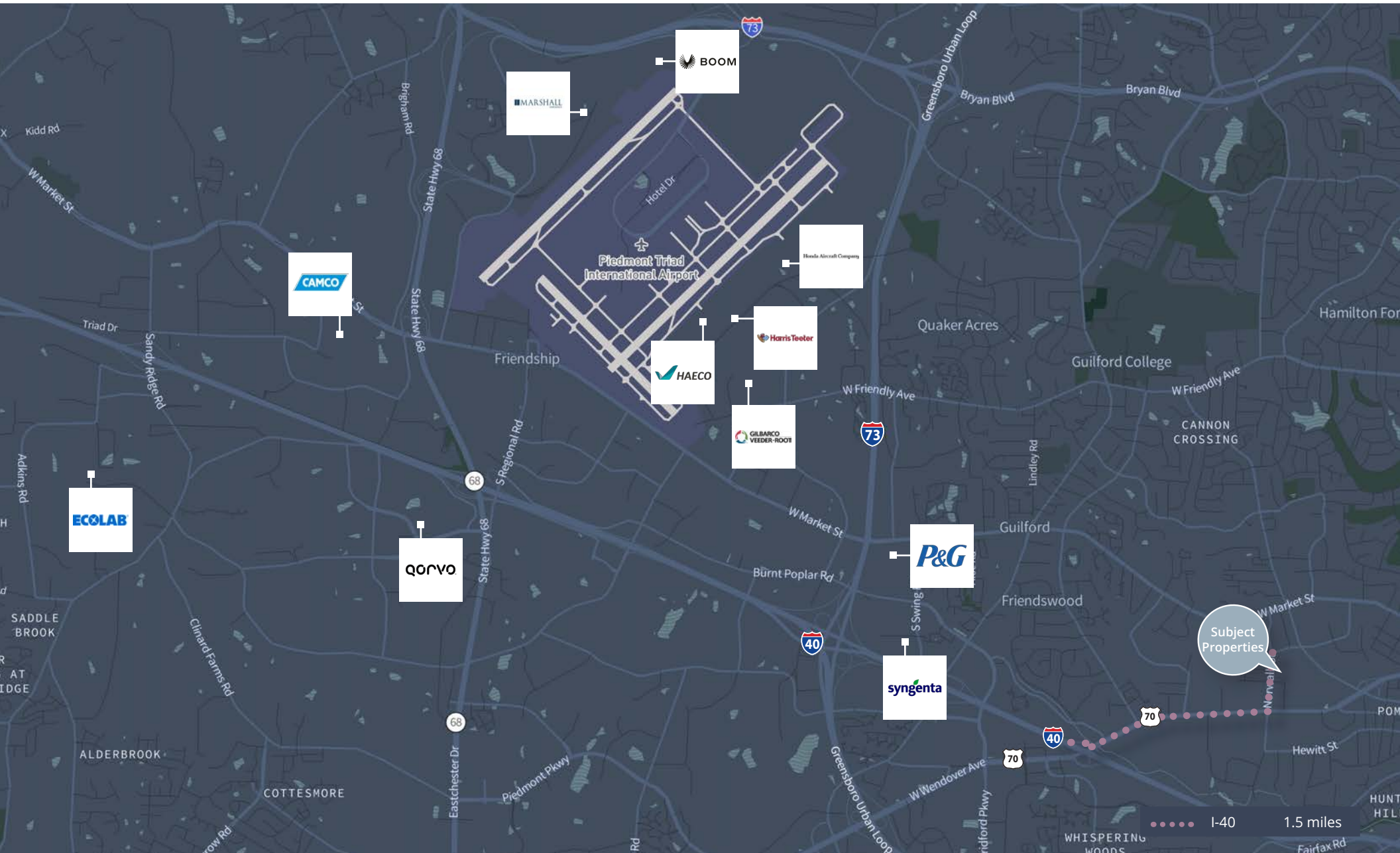
717 CAMANN STREET

Camann St

Camann St

AREA OVERVIEW

717 CAMANN STREET & 407 NORWALK STREET



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