

211 INDUSTRIAL AVE

GREENSBORO, NC 27406

SINGLE TENANT INDUSTRIAL PROPERTY FOR LEASE



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PROPERTY OVERVIEW

INDUSTRIAL PROPERTY FOR LEASE

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This property offers a 17,371 SF facility featuring warehouse, distribution, office, and refrigerated space in the Greensboro/Winston-Salem Industrial Market. The property includes 4,000 SF of full-height refrigeration (25–30 tons) divided among three drive-in coolers. Each cooler is equipped with full pallet racking to maximize storage efficiency and capacity. Conveniently located just minutes from I-40, 211 Industrial Ave offers exceptional accessibility and visibility within one of the area's most sought-after industrial corridors. The warehouse has high, 18 feet clear ceiling height, and the property has both a secured, fenced area and an open area that provides approximately 1/3 acre of outside storage/laydown yard.

ADDRESS	211 Industrial Avenue, Greensboro, NC 27406
ACREAGE	1.96 acres
BUILDING SIZE	17,371 SF (Includes ± 4,000 SF of refrigeration)
CEILING HEIGHT	Clear: 18 feet Underside of deck: 20 feet
# OF LOADING DOCKS	5
# OF DRIVE-IN DOOR	1 (full service)
PROPERTY HIGHLIGHTS	• High ceilings • Easy access to I-40 • LED lighting in warehouse • 4000 SF refrigerated space • 1/3 of an acre, partially fenced, outside storage/laydown yard • Plenty of room for expansion
LEASE RATE	\$7.50 PSF (NNN)



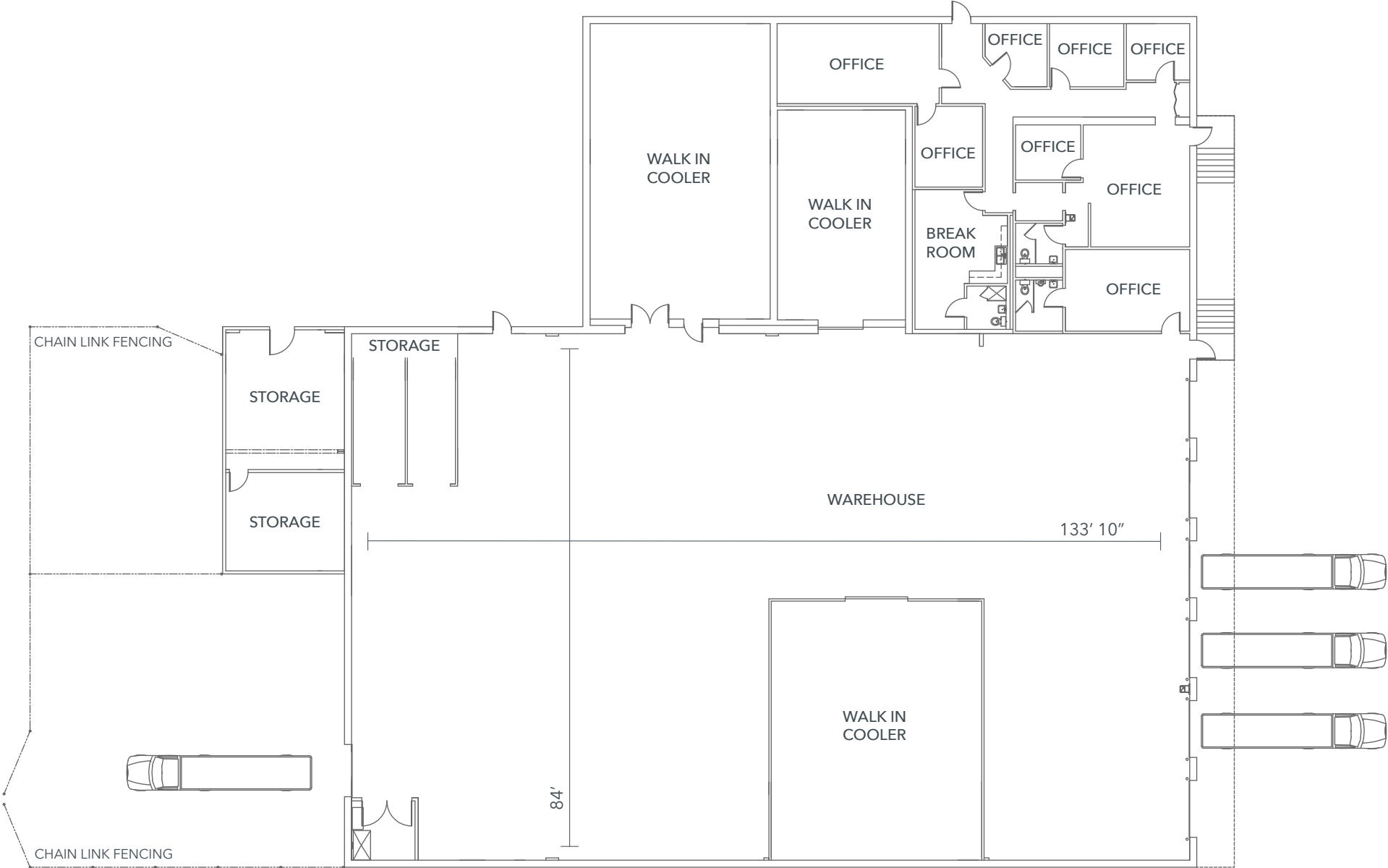
PHOTOS

INDUSTRIAL PROPERTY FOR LEASE
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FLOOR PLAN

INDUSTRIAL PROPERTY FOR LEASE
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AREA OVERVIEW

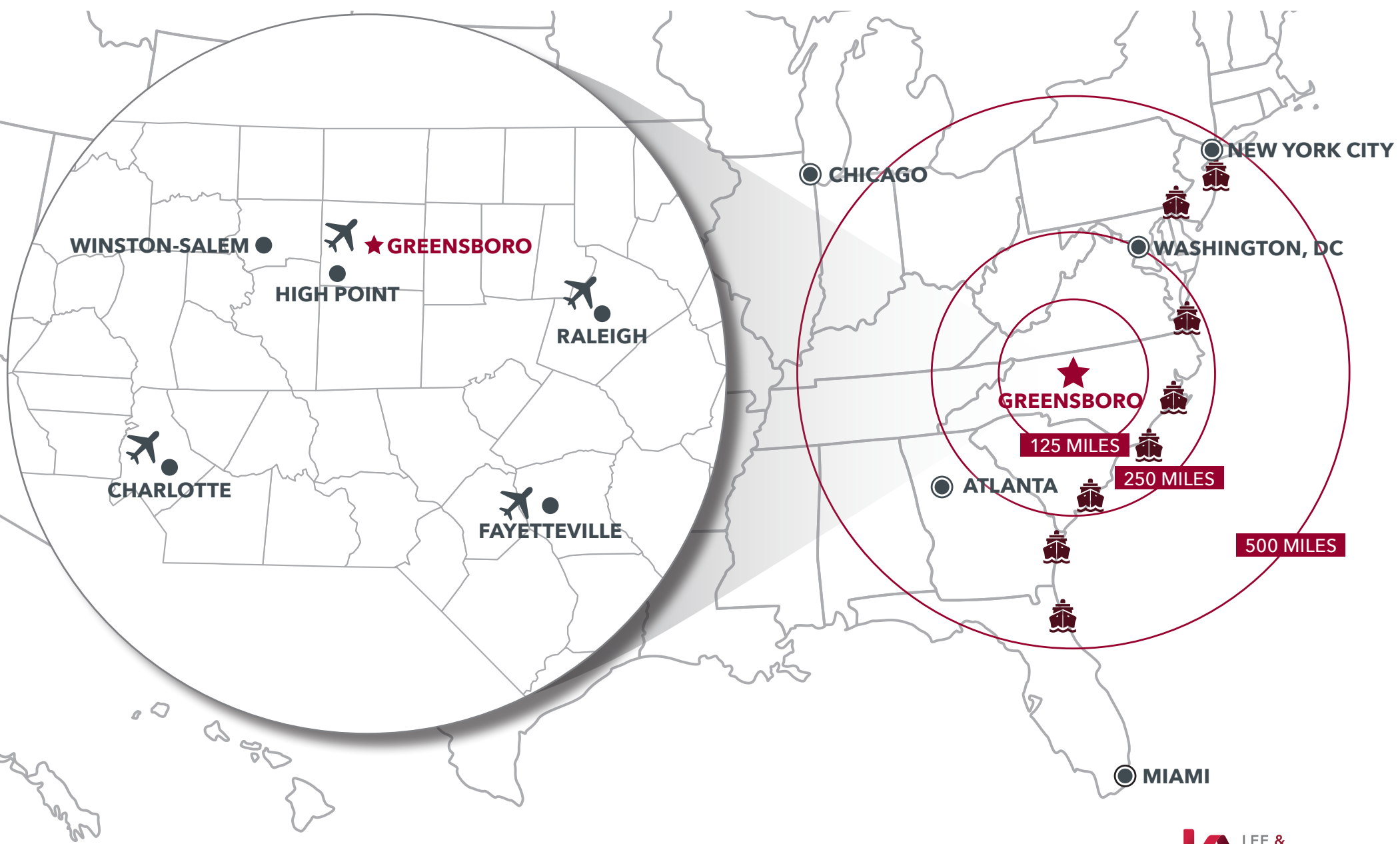
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DISTANCES	
Downtown Greensboro	3.6 miles
High Point	16.0 miles
Burlington	22.0 miles
Winston-Salem	28.0 miles

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GREENSBORO, NORTH CAROLINA

INDUSTRIAL PROPERTY FOR LEASE

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Greensboro is the third largest city in North Carolina, centrally located in the state halfway between Charlotte and Raleigh. The area boasts a population of over 540,000 people and seven colleges and universities. With strong connectivity in interstate highways, rail, and air, the city has a robust manufacturing presence. More than 200 internationally-based firms have a presence in Greensboro.

COMPANIES LOCATED IN GREENSBORO



ROADS

Five major interstates running through and around the city keep travel times low for commutes and heading out of town for work or weekend getaways.

PORTS

Four port cities are within 285 miles of Greensboro, making access to the global marketplace easy for manufacturers and consumers alike.

AIRPORTS

Piedmont Triad International Airport excels in getting you where you need to go without sacrificing convenience or customer service.

PUBLIC TRANSIT

The Greensboro Transit Authority offers both public bus service and a specialized route for college students to make getting around easier than ever.

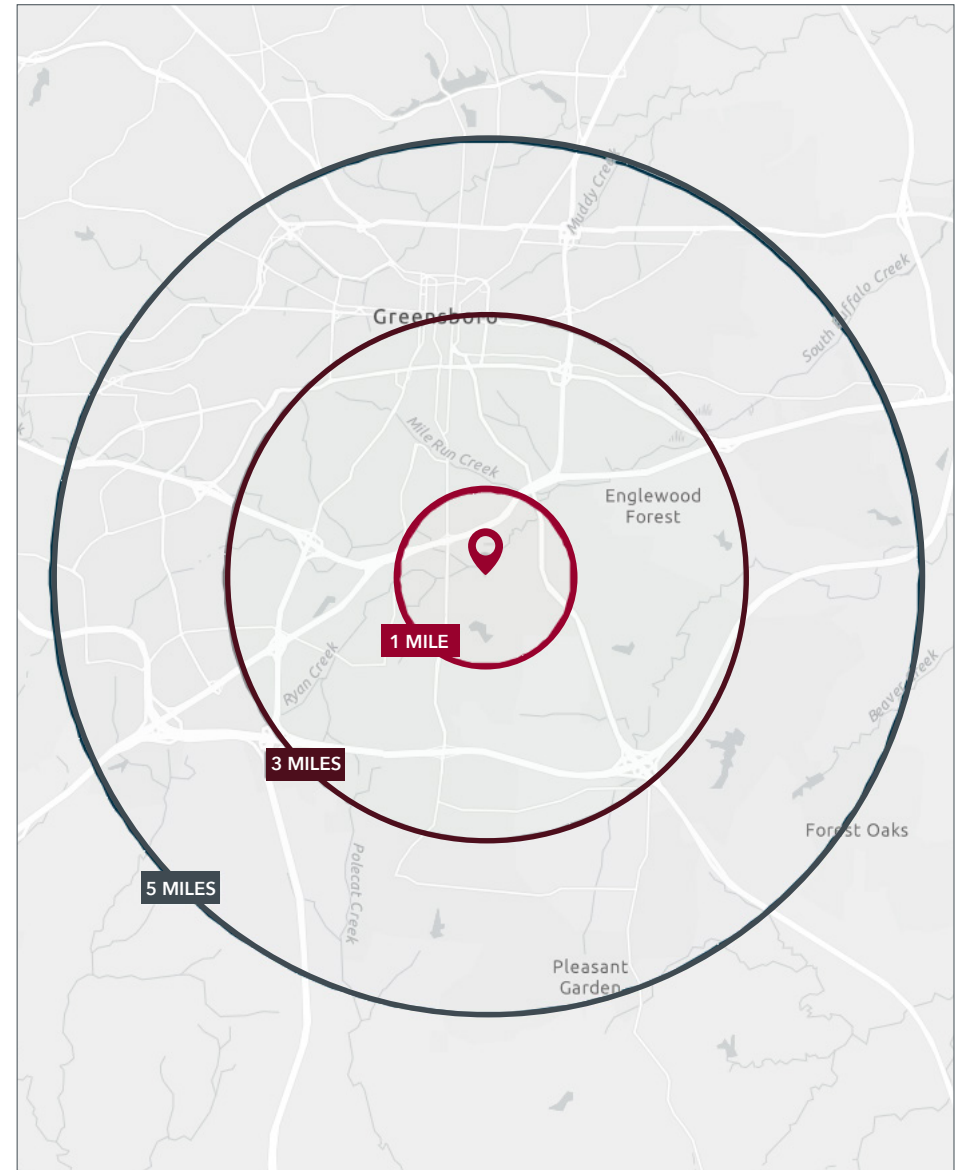
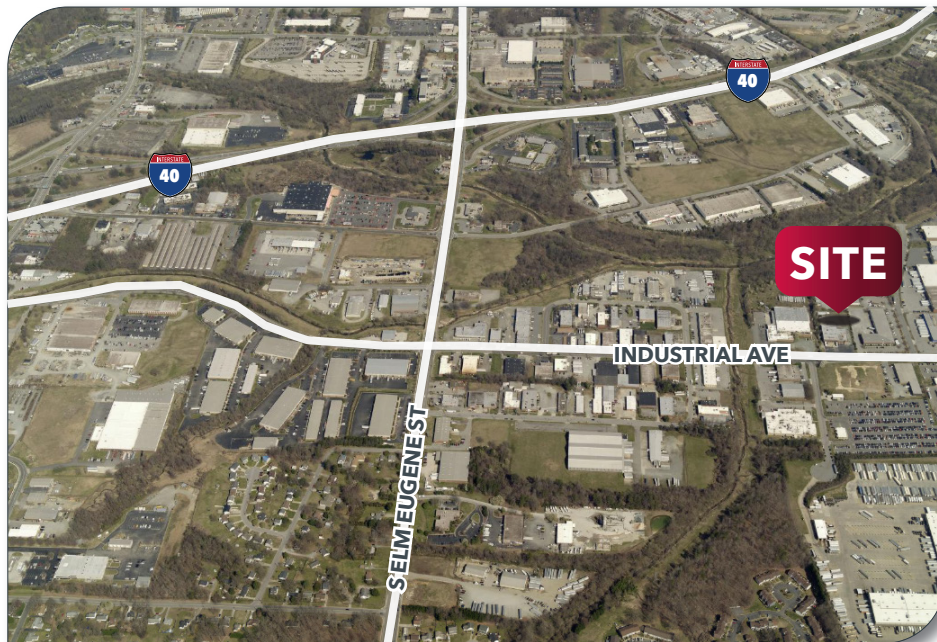


DEMOGRAPHICS

INDUSTRIAL PROPERTY FOR LEASE

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	1 MILE	3 MILES	5 MILES
Population (2025)	3,813	63,306	147,244
Daytime Population	7,485	65,532	190,294
Median Age	40.4	33.4	32.3
Average Household Income	\$63,972	\$62,187	\$74,711
Average Home Value	\$216,220	\$236,823	\$296,105



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