

HIGHLY VISIBLE INDUSTRIAL | RETAIL FACILITY

8905 W MARKET STREET | GREENSBORO, NC | 27235 | FOR SALE



PROPERTY INFORMATION:

- Zoned HI
- Owners Suite with Shower
- Approximately 14,500 SF of Conditioned Warehouse
- Easy Access to I40, Bus 40 and I73
- Adjacent to Norfolk Southern RR
- ±24,872 Total SF on ±1.91 Acres
- ±1,500 SF Office | ±1,100 SF Retail | ±22,272 SF Industrial
- \$775,000 | \$31.16 PSF

FOR MORE INFORMATION:

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Real Estate Services & Investments

Commercial Realty Advisors, LLC
751 West Fourth Street | Suite 310 | Winston-Salem | NC | 27101
CommercialRealtyNC.com | T: 336.793.0890 | F: 336.722.2583

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LOCATION					
Address	8905 W Market Street				
City	Greensboro	Zip	27235	County	Guilford
PROPERTY DETAILS					
Property Type	Industrial/Retail	Dimension ±		Acres ±	1.91
Avail SF ±	24,872	Restrooms +/-	Multiple	Ceiling Height ±	
SF per Floor ±		Floors ±		Parking ±	Ample
Building SF ±	24,872	Elevator ±		Bay Size ±	
Office SF ±	1,500	Flooring		Docks ±	1
Retail SF ±	1100	Roof		Drive-ins ±	2
Year Built ±	1972 and 1992	Bldg Exterior	Metal	Sprinklered	
UTILITIES					
Electrical	Duke Power	Sewer		Heat	Yes
Water		Air	Yes	Gas	PNG
TAX INFORMATION					
Zoning	HI	Tax Block		Tax PIN	
Tax Map		Tax Lots			
PRICING & TERMS					
Price	\$775,000.00	Tax Value		Rent/mth ±	
Price/SF	\$31.16	Lease Rt/SF±		Lease Type	
COMMENTS:	Potential Redevelopment Site Adjacent to Triad Industrial Park				



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