



# FLEX/INDUSTRIAL BUILDING

## +/- 42,874 SQUARE FEET FOR SALE

3826 WEST GATE CITY BLVD, GREENSBORO, NC 27407



## PROPERTY DETAILS

- o +/- 42,874 Square Feet
- o +/- 3.02 Acres
- o Two (2) Loading Dock Doors in Front
- o One (1) Roll-Up Door to Side
- o Two (2) Drive-In Garage Doors in Front
- o Sprinklers Throughout
- o 148 Parking Spaces
- o Commercial-Medium Zoning (GBO)
- o One Mile From I-40
- o **ASKING PRICE: \$4,760,000**



**CHARLES WRIGHT**

**Broker**

336.209.1622

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SIMPSON COMMERCIAL

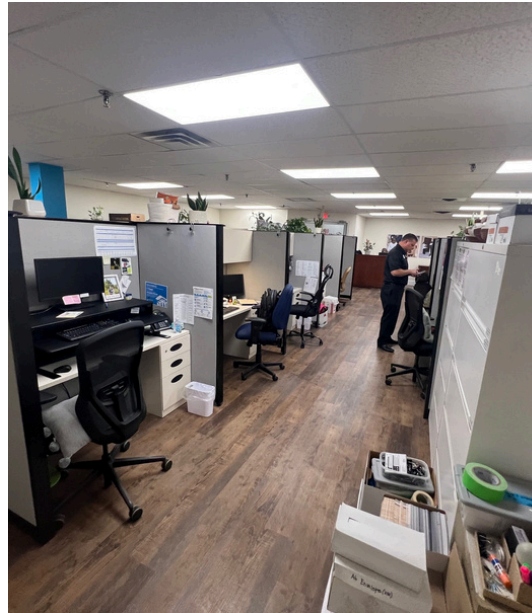
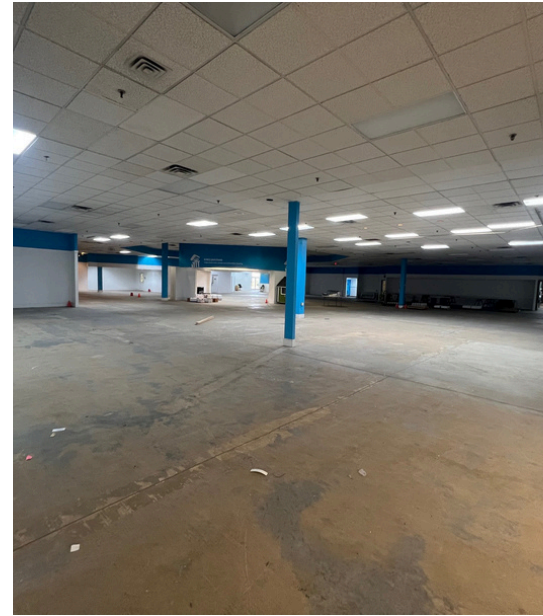




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## CEILING HEIGHT DETAILS

- Approximately  $\frac{2}{3}$  Ceiling Heights of 25' With Drop Ceiling Heights of: 13'11", 11'10" and 9'0"
- Approximately  $\frac{1}{3}$  Ceiling Heights with 31'8" Ceilings

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